Appendix B: HELAA stage 2 findings G&T sites summaries

Site details					Preliminary details										Stage 1 Assessment		Environmental Assessment					Biodiversity Assessment					Heritage Assessment					Landscape Assessment						Sustainability Assessment					PPTS IEDA Assessment															
Unique ID	Original_ID	Source	Site_address	Town	Permanent/ temporary	Personal/ Personal+	Area_Ha (site)	Green/ Rural	Current/ Use	Designation/ Constraints/ Nature site	Dwelling TS (pitch 2024)	Dwelling TS (pitch 2030)	Monitor (Yes / No / Unknown)	Capacity assessment	Total site size (excluding/ exclude GTAA 2024 & dwellings)	Stage 1 Assessment	Stage 1 summary	Environmental constraints summary	NA comments	HEC criteria comments	Environmental RAG	Environmental RAG Justification	Biodiversity site constraints summary	SBC officer assessment	Natural England comments	Biodiv relevant RAG	Biodiversity Justification	Heritage constraints summary	SBC officer assessment	SBC conservation officer assessment	Historic England comments	Heritag e RAG	Heritage RAG Justification	Landscape constraints summary	SBC officer assessment	Kent Downs AONB comments	Landsc ape Asp RAG	Landscape RAG Justification	Sustainability constraints summary	SBC officer assessment	KCC accessibility	KCC Highways	KCC PROW comments	Sustainability RAG	Sustainability RAG Justification	a) promote peaceful and integrated co-existence between the site and the local community	b) promote, in collaboration with commissioners of health services, healthy lifestyles appropriate to local health needs	c) ensure children in later childhood are reduced on a path towards future	d) prevent gypsy and travelling people from being treated less favourably than other ethnic groups	e) ensure planning policies and practices are not racially or culturally biased	f) promote gypsy and traveller sites in sustainable locations	g) as well as meeting the needs of the Travellers' community, facilitate peaceful and integrated co-existence with the local community	h) reflect local authority and Traveller needs and demands	i) ensure the traditional way of life of Travellers is not threatened by the nature of their accommodation	Overall PPTS IEDA score	Site rank (with 1 being the highest)	Final capacity (pitches)	Final capacity justification	Suitability summary	Overall conclusion Suitability RAG	Availability	Achievability time frame	Achievability	overall SHELAA RAG
HELAA 023	Prio/Rural/0	GTAA 2022	Bakers Place, Wheelers Lane, ME9 8BB	Prior/ Rural	Permanent	N	0.1	Rural	G&T site	SF	Intensification	1	2	2	2 additional pitches, Site has capacity 2 pitches, considerable space on site	Minor	Suitable				Potentially suitable	Development will need to be sensitive to groundwater SPZ2. Minerals assessment required.	SPA 750m	Since this is an existing site there is a lack of biodiversity present.			A contribution towards SPA mitigation will be required.	Listed Building within AAP 400m Conservation Area 400m	There are no on site or immediately adjacent heritage sites although there is a listed building with a 400m radius of the site. Identification of the site would need to be sensitive to the listed building and conservation area.			Suitable	Although there is a listed building within 400m which sits in this is an existing site identification will not likely impact on the listed building.	SLV 400m Kent Downs AONB Countryside Gap within 400m Landscape Sensitivity: moderate Visual Sensitivity: HIGH Arable: 100% Grade 3: 100% Grade 4: 100%	The site is a long narrow parcel stretching from the Kent Downs. North of the site is Lomas Road and adjacent to Lomas road is greenfield. South of the site are residential properties. Residential properties are to the East and West of the site is thick Shelter Belt of trees. Overall the site is well contained with fences, shrubs and bushes. Intensification should maintain this screening.			Suitable	Land is an established G&T site agricultural use. Further development of the site should consider the moderate landscape sensitivity of the area	Built-up area 800m Primary school within 1000m Secondary school over 2000m Train station 1000m Bus 600m Train 1200m PROW 400m	The site has an existing access point onto Bakers Lane, a lane which leads from the junction of the Forge which leads into Sittingbourne. There is no footpath connectivity. The site is 1.5km from the nearest school, the closest secondary school is 2000m and the closest GP is over 1200m.	This is a sustainable site, over to a school with good access links. Footpaths, cycle routes, transport, shops are not too bad so there is an opportunity to improve the access arrangement. The associated mitigation for additional pitches will not impact highway network.		Potentially suitable	Site is very close to the built up area however there is no footpath connectivity as there is no footpath to be widened. Access improvement need confirmation as per KCC comments.	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	0.1	2 pitches	2 additional pitches. Site has capacity 2 pitches, considerable space on site	Potentially suitable	Development will need to be sensitive to groundwater SPZ2. Minerals assessment required. Contribution towards SPA mitigation will be required. Further development of the site should consider the moderate landscape sensitivity of the area. Access improvements need to be sought as part of the site's development. Highways improvement need confirmation as per KCC comments.	Available	2024 to 2029	Achievable	Potentially suitable
HELAA 025	Temp Auth 3	GTAA 2022	New Acres, Ashford Road, Newington, ME9 7TT	Temporary	Temporary	N	1.63	Rural	G&T sites	SF	Intensification	24	6	6	6 pitches, Multiple breaches of planning control have occurred, resulted site is already heavily occupied. Adding 6 pitches could be accommodated	Major	Not suitable	Multiple breaches of planning control have occurred, resulted site is already heavily occupied. Adding 6 pitches could be accommodated										IBSH c.sited Building																																					Stage 1 not suitable
HELAA 026	Prio/Rural/0	GTAA 2022	Beech Farm, Ashford Road, Bleean Lane	Prior/ Rural	Permanent	N	0.13	Rural	G&T site	SF	Intensification	2	1	2	1 additional pitch, Site has capacity 2 pitches, 1 pitch permitted, space for 1 extra pitch possible subject to additional resources to accomodate	Minor	Suitable				Potentially suitable	Development will need to be sensitive to the run off surface water flooding affecting a small part of the site. Development will need to be sensitive to groundwater SPZ2. Minerals assessment required.	SPA 2922m	Site consists of a small area of hardstanding and improved land, no compensatory mitigation. However, it appears that there is a current lack of biodiversity on site, but there are some limited biodiversity value. Neighbouring larger area of greenland outside of the site (outside of ownership but in the same owner) could be used for offsetting		Potentially suitable	A contribution towards SPA mitigation will be required.	AAP 100%	Site may require an archaeological assessment as there is a listed building within a Kent Design Assessment should be prepared which addresses this.			100% of the site is within an Area of Archaeological Potential. A Desk Based Assessment should be prepared which addresses this.	Landscape constraints to High sensitivity: Moderate to High 97.08% Visual sensitivity: moderate 2.92% Arable: 100% Grade 3: 100%	Impressions of the site do not meet the criteria for a rural exception site as the site can only be seen when you are within a few metres of it from either direction due to the hedge and trees. Although it is a working yard, there is a fairly steep hill rising almost immediately from the site which means that the site is not visible from the site to the west, with high hedges and trees to the north. Sensitivity of the landscape is high, as it is an established G&T site agricultural use has already been lost			Suitable	Land is an established G&T site agricultural use. Further development of the site should consider the moderate to high landscape sensitivity of the area	Built-up area 800m Primary school within 1000m Secondary school over 2000m Train station 1000m Bus 600m Train 1200m PROW 400m	The site is fairly isolated on the edge of the village of Bleean. Nearest public transportation is situated just under a km from Newington built up area (a few shops, a pub, a church, a primary school, a main village services. Only a bus stop and a Public right of way lie within 800m of the site that gives its connectivity and safety appears to be of a suitable standard. Site is not close to the built up area and there is no footpath connectivity, so this would need improvement. Consideration given in the balance to the small size, meeting wheelchair and cycle extra pitch.	The highway concerns, adequate existing access		Potentially suitable	Footpath connectivity requires access improvement	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	0.13	1	1 additional pitch, Site total capacity 2 pitches, 1 pitch permitted, space for 1 extra pitch	Potentially suitable	Development will need to be sensitive to the run off surface water flooding affecting a small part of the site. Development will need to be sensitive to groundwater SPZ2. Minerals assessment required. A contribution towards SPA mitigation will be required. 100% of the site is within an Area of Archaeological Potential. A Desk Based Assessment should be prepared which addresses this. Development of the site should be sensitive to the moderate to high landscape sensitivity of the area. Footpath accessibility requires access	Available		Achievable	Potentially suitable
HELAA 027	Prio/Rural/0	GTAA 2022	Beech Farm, Ashford Road, ME9 8NH	Prior/ Rural	Permanent	N	0.34	Rural	G&T site	SF	Intensification	5	2	2	2 additional pitches, site has capacity 5 pitches, site is well developed and contained, space to the south of these permitted areas (3 dwellings)	Minor	Suitable				Potentially suitable	Development will need to be sensitive to the run off surface water flooding affecting part of the site. Minerals assessment required.	SPA 1586m	The site is a green space at the back of a residential property. There are no ecological issues being seen at this time at time of the observation survey. However, the site has the potential for biodiversity opportunities that include sporadic trees and bushes that border the site. The site is well contained and should seek to enhance existing biodiversity opportunities		Potentially suitable	A contribution towards SPA mitigation will be required.	Scheduled Ancient Monument 450m Listed Building within AAP 10-17%	There are no on site or immediately adjacent heritage sites although there is a listed building with a 450m radius of the site. Identification of the site is not of the value with listed and other built environment between the site and the listed building. Identifying there is likely to be no impacts.			Potentially suitable	10.17% of the site is within an Area of Archaeological Potential. A Desk Based Assessment should be prepared which addresses this.	SLV 400m Landscape Sensitivity: moderate to High sensitivity: 100% Arable: 100% Grade 3: 100% Overhead cable	The site has a long thin access road that runs parallel to the railway line. Although there has been an established G&T site to the southern half with the northern half of the site being a paddock. At the time of the site visit the grass was overgrown in the process of having hardcore laid. The site is well contained with a thick belt of bushes and trees. Intensification should maintain existing screening. Intensification of the site should consider the green open space part of the site to be a sensitive landscape area. The northern half of the site has some low density trees and scrub that would provide a natural screen to any further development to the landscape beyond			Potentially suitable	Land is an established G&T site agricultural use. Further development of the site should consider the moderate to high landscape sensitivity of the area. Intensification should maintain the exposed nature of the northern half of the site	Built-up area 800m Primary school within 1000m Secondary school over 2000m Train station 1000m Bus 600m Train 1200m PROW 400m	The site has an existing access point onto Bakers Lane, a lane which leads from the junction of the Forge which leads into Sittingbourne. There is no footpath connectivity. The site is 1.5km from the nearest school, the closest secondary school is over 2000m and the closest GP is over 1200m.	Highways have previously recommended refusal on the site due to the lack of footpath connectivity. However, with the extra pitch being proposed, it could generate a reasonable level of vehicle movements. Highways would recommend that a condition be applied to limit the number of pitches to ensure increased movements using single track lane are kept to a minimum. Highways would also seek removal of parking spaces to prevent conflict of vehicles approaching from Rd		Potentially suitable	Access improvements to include pedestrian footway should be recommended in line with KCC comments	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	0.34	2	The additional 2 pitches or to those existing. Site has capacity 5 pitches, space left on site to enable 2 additional pitches	Potentially suitable	Development will need to mitigate against the run off surface water flooding affecting part of the site. Minerals assessment required. Contribution towards SPA mitigation will be required. Further development of the site should be sensitive to the moderate to high landscape sensitivity of the area. Intensification should mitigate the exposed nature of the boundary to the landscape beyond. Access arrangements require confirmation	Available		Achievable	Potentially suitable
HELAA 028	GTAA 2022	Maidstone Lodge, Maidstone Lane, ME9 7BX	Prior/ Rural	Permanent	N	0.49	Rural	G&T site	SF	Intensification	7	4	6	2 additional pitches, site has capacity 4 pitches, site is well developed and contained, space to the centre of site could accommodate 2 further pitches	Minor	Suitable				Potentially suitable	Development will need to be sensitive to the run off surface water flooding affecting part of the site. Minerals assessment required	LWS 400m SPA 400m	Despite being an existing G&T site there is a large green space in the middle of the site and along the entrance to the site which could be a potential opportunity for biodiversity. Comments, these green spaces may be the only enter to graze horses or livestock. Therefore offsetting may be required.			Suitable	A contribution towards SPA mitigation will be required.	AAP 400m Conservation area 400m	Site may require a heritage assessment as there is a listed building and an AAP.			Potentially suitable	Site may require a heritage assessment as there is a listed building within 400m of the site. Identification of the site would need to be sensitive to the listed building.	LCD 100% Landscape Sensitivity: moderate to High sensitivity: 100% ARVO7 400m Arable: 100% Agricultural land Grade 3: 100%	The site has a long entry point to the main part of the site which joins on to Bunol. Despite being an existing G&T site there is a large green space in the middle of the site which could be a potential opportunity for biodiversity. Comments, these green spaces may be the only enter to graze horses or livestock. Therefore offsetting may be required. This screening should be enhanced to further mitigate against the impact of the intensification relative to high sensitivity.			Suitable	"Land is an established G&T site agricultural use has already been lost. Further development of the site should consider the moderate to high landscape sensitivity to the Local Landscape Designation. The site adjoins the moderate to high landscape sensitivity of the area	Primary school 1200m Secondary school over 2000m Train station 1000m Bus 600m Train over 1200m	The site is close to Lower Hartlake built up area (within a couple of hundred metres). The site is 1.5km from the nearest school and is within range of facilities, although it does have a Primary School and Secondary School in Maidstone Lower (single track with limited passing places) but when accessed from the site, there is a short stretch of road which is in the village. Close to village, but further access road, which is single track with limited passing places, usually unsuitable access road would have enough extra vehicle movements to materially alter its suitability	No issues from a highways perspective		Suitable		Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	0.49	4	2 additional pitches, site has capacity 4 pitches, site is well developed and contained, space to the centre of site could accommodate 2 further pitches	Potentially suitable	Development will need to mitigate against the run off surface water flooding affecting part of the site. Minerals assessment required. Contribution towards SPA mitigation will be required. Further development of the site should be sensitive to adjacent biodiversity assets	Available		Achievable	Potentially suitable
HELAA 029	GTAA 2022	Maidstone Farm, ME9 7NB	Prior/ Rural	Permanent	Y	1.17	Rural	G&T site	SF	Intensification	19	3	3	3 additional pitches, site has capacity 6 pitches, site is well developed and contained, space to accommodate 3 further pitches	Minor	Suitable	Site surrounded by hedges and fences mainly hardstanding on site with a few trees. Site is well developed and contained, will necessitate the removal of further green areas as the site expands. Site is well contained. Offsetting may subsequently be required.	LWS 400m LNR 400m SPA 400m SPA 2220m	Although the site is close to the southern boundary of Lower Hartlace LNR, the site is well contained and is the northern part of the village with significant development to the south. Therefore, the site is unlikely heritage assessment may be required to confirm this			Potentially suitable	A contribution towards SPA mitigation will be required. Further development of the site will need to be sensitive to adjacent biodiversity assets	AAP 400m Conservation area 400m	Although the site is close to the southern boundary of Lower Hartlace LNR, the site is well contained and is the northern part of the village with significant development to the south. Therefore, the site is unlikely heritage assessment may be required to confirm this			Potentially suitable	Heritage assessment maybe required, as it is on the edge of the village and within the Hartlace Conservation Area.	ACNB 400m ARVO7 400m Arable: 100% Grade 3: 100%	The site is an area of flat topography surrounded by hedges and fences and is well contained with significant development on Westland Lane. The extension of the site is also not visible from the surrounding landscape. Sensitivity is low, as a combination of hedges and fences. The site is seeking as a Gypsy and Traveller site, so it is likely to be residential. Grade 1 land is likely to be residential. Land is an established G&T site agricultural use has already been lost			Suitable		Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	1.17	3	space within the site that could accommodate the 3 pitches. Site has capacity 6 pitches in the SDHA 2022	Potentially suitable	Development will need to be sensitive to groundwater SPZ2. Contribution towards SPA mitigation will be required. Further development of the site will need to be sensitive to adjacent biodiversity assets	Available		Achievable	Potentially suitable
HELAA 030	Prio/Rural/0	GTAA 2022	Wickhill Farm, ME9 7NB	Prior/ Rural	Permanent	Y	0.25	Rural	G&T site	SF	Intensification	4	6	6	2 additional pitch, Site has capacity 4 pitches, site is well developed and contained, space for 1 extra pitch possible space for 1 more	Minor	Suitable				Potentially suitable	Minerals assessment required.	LWS 400m SSSI 400m LNR 400m SPA 400m SAC 400m	Site lacks any green space however it has a great treeline all around its boundary providing a great opportunity for biodiversity.			Suitable	No constraints/considerations on this matter	SLV 400m Landscape Sensitivity: moderate to High sensitivity: 100% ARVO7 400m Arable: 100% Agricultural land Grade 1: 100%	This parcel of land is long narrow rectangle it is mainly all developed. To the East of the site there is a residential area, to the of the site there is residential, west of the site there is Vaughan Lane and adjacent to the site there is a residential property. To the east side of the site there is another green field. The site has a strong treeline to the East and West. Intensification should be mainteained to reduce the impact on the greenfields surrounding the site.			Potentially suitable	Land is an established G&T site agricultural use. Further development of the site should consider the moderate to high landscape sensitivity of the area	Built-up area 800m Primary school 800m Secondary school over 2000m Train station 1000m Bus 600m Train over 1200m PROW 400m	The site has an existing access point onto Vaughan Lane which is a narrow lane which leads into Maidstone. There is no footpath connectivity. The site is fairly isolated with many services being 800m or over away. The closest GP surgery, which is settlement is fairly, is an 1 settlement which can support the 1 additional pitch suggested.	No issues from a highways perspective.		Suitable*		Suitable	Potentially suitable	Potentially suitable	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	Potentially suitable	0.25	2	1 additional pitch, Site total capacity 6 pitches, the site has capacity for 2 more pitches in the SDHA 2022	Potentially suitable	A contribution towards SPA mitigation will be required. Further development of the site will need to be sensitive to groundwater SPZ2. Land is an established G&T site agricultural use has already been lost. Further development of the site should consider the moderate landscape sensitivity of the area. Access improvements need to be sought. Highways improvements to have ensured as the Vaughan Lane is a country road.	Available		Achievable	Potentially suitable
HELAA 031	Unauth 14	GTAA 2022	Land At Warden Wood Farm, Orchard Cottages (Mary's Place) ME12 4LJ	Tolerated / Unauthorised	Current Application / Appeal / Enforcement / Planning Permission (Mary's Place) ME12 4LJ		0.42	Rural	G&T site	SF	Intensification	6	4	4	2 additional pitches, provide based on original planning permission, site has capacity 4 pitches	Minor	Suitable				Potentially suitable	Development will need to be sensitive to the run off surface water flooding affecting part of the site. Development will need to be sensitive to groundwater SPZ2.	SPA 2271m	Site is green paddock/garden surrounded by hedgerows, so there is some level of biodiversity on site. However, as it is a brownfield, many some net gain could be accommodated			Potentially suitable	A contribution towards SPA mitigation will be required.	AAP 12.2%	A small proportion of the site lies an area of archaeological potential that will need to be addressed.			12.2% of the site is within an Area of Archaeological Potential. A Desk Based Assessment should be prepared which addresses this.	Agricultural land Grade 1: 100%	Site is an existing development adjacent to Sittinbourn village surrounded by hedge rows and trees. Site is within the Kent Downs AONB. Site is well contained within the surrounding area. Land is an established G&T site agricultural use has already been lost			Suitable	Further development of the site should be highly sensitive to the Local Landscape Designation. Site is within the moderate to high landscape sensitivity of the area. Site is in the Kent Downs AONB and is in the Vaughan Lane Conservation Area.	Built-up area 800m Primary school 800m Secondary school over 2000m Train station 1000m Bus 600m Train over 1200m PROW 400m	Convenient but incorrect site is next to Sittinbourn and need to a primary school and shops. The site is immediately adjacent to the built up area of Sittinbourn a settlement which can support the 1 additional pitch. Site accommodates the small number of pitches being proposed. However, major improvements to the access would be needed and there is existing access. A PROW runs along the western boundary of the site and connects with the wider area. Existing Sittinbourn built up area offering alternative walking connectivity.	No issues from a highways perspective.		Suitable*		Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	0.42	2	There are 2 existing pitches for the purpose of planning. Site has capacity for 4 pitches, site is well developed and contained, space for a further 2 pitches	Potentially suitable	Development will need to be sensitive to the run off surface water flooding affecting part of the site. Development will need to be sensitive to groundwater SPZ2. A contribution towards SPA mitigation will be required.	Available		Achievable	Potentially suitable
HELAA 032	GTAA 2022	The Pearfree Bunkers Hill Road, ME12 3	Prior/ Rural	Permanent	N	0.29	Rural	G&T site	SF	Intensification	4	1	1	1 additional pitch, Site has capacity 4 pitches, site is well developed, 1 additional pitches already on site, space for 1 extra pitch	Minor	Suitable				Potentially suitable	No constraints	SPA 1760m	Site appears to be 100% hardstanding, so has potential in terms of biodiversity net gain. However, it is a small site with little boundary. Limited measures the same than offsetting for the boundary might be sufficient to offsetting.			Potentially suitable	A contribution towards SPA mitigation will be required.	Scheduled Ancient Monument 450m Listed Building within AAP 450m	There are no onsite or immediate adjacent to heritage asset. The nearest Scheduled Ancient Monument is the edge of Minster nearly 450m and is separated from the site by bush and school environment.			Suitable		Landscape sensitivity to High sensitivity: 100% ARVO7 400m Arable: 100% Agricultural land Grade 3: 100%	Although nearby views are open with very long views across the Swale, partly by the nature of the site being set back and hidden from the main road and in conjunction with the surrounding, with further mitigation provided by the neighbouring sites and their boundaries. Sensitivity is considered low. As it is agricultural use has already been lost			Potentially suitable	Enhanced screening around the site. Sensitivity is considered low on the moderate to high sensitivity landscape	Built-up area 800m Primary school 800m Secondary school over 2000m Train station 1000m Bus 600m Train over 1200m PROW 400m	Site is relatively isolated (a.all 2 Minster but access to the site is off one of the busiest roads in Minster. Site is a few hundred metres (over a wide track) and 1.5km from the nearest school and is around 800m away. Minster is a Tier 3 settlement, so has a reasonable range of services available. There is a public footpath nearby.	No issues from a highways perspective (include section of road).		Suitable*		Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	0.29	1	1 additional pitch, Site total capacity 4 pitches, 1 pitch permitted, space for 1 extra pitch possible (1 pitches already on site, space for 1 extra pitch	Potentially suitable	A contribution towards SPA mitigation will be required. Development of the site should be highly sensitive to the Local Landscape designation, although this appears to be locally designed.	Available		Achievable	Potentially suitable
HELAA 033	Prio/Rural/0	GTAA 2022	Jack Rouland Place, ME9 7NB	Prior/ Rural	Permanent	N	0.42	Rural	G&T site	SF	Intensification	6	3	3	2 pitches, current planning for an additional 1 pitch, site has capacity 6 pitches, space for 1 extra pitch possible (3 pitches permitted). If granted the secod directly the site would have no further space for further accommodation	Minor	Suitable				Potentially suitable	Development will need to be sensitive to groundwater SPZ2. Minerals assessment required.	SPA 1080m	The site is an existing G&T site with little to no biodiversity value. Despite the site being well contained it is not ideal to see where improvements could be made to enhance biodiversity.			Potentially suitable	A contribution towards SPA mitigation will be required.	AAP 100%	There are no on site or immediately adjacent heritage sites although there is a listed building with a 400m radius of the site. Identification of the site would need to be sensitive to the listed building.			Suitable	No heritage constraints	Landscape sensitivity to High sensitivity: 100% ARVO7 400m Arable: 100% Agricultural land Grade 3: 100%	The site is a flat rectangular parcel with the entrance to the site on the southern boundary. The site is well contained by AAP. The site is surrounded by hedges and trees on the boundary. North Boundary: There is a strong treeline in the south and north of the site which provides a natural screen and is an enhanced & mitigation against the impact of intensification			Potentially suitable	Redevelopment of the site needs to be sensitive to the sewer intersection	Primary school 1200m Secondary school over 2000m Train station 1000m Bus 600m Train over 1200m PROW 400m	Site is somewhat detached from Minster (a tier 3 settlement). 1.3km from the site boundary. There is a public right of way (PROW) which runs through the site to Minster Avenue. The primary school is 2kms at the nearest point to the built up area of Minster. Site is off Lower Road (a minor road but, Lower Road, one of the main thoroughfares through the island is only 200m from the site	No issues from a highways perspective (include section of road).		Suitable*		Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	0.42	3	2 pitches, current planning for an additional 1 pitch, site has capacity 6 pitches, space for 1 extra pitch possible (3 pitches permitted). If granted the secod directly the site to the plot no further pitches could be accommodated	Potentially suitable	Development will need to be sensitive to groundwater SPZ2. Minerals assessment required. Contribution towards SPA mitigation will be required. Further development of the site should be highly sensitive to the Local Landscape designation. Site is within the moderate to high landscape sensitivity area. Footpath connectivity to be assessed	Available		Achievable	Potentially suitable
HELAA 034	Prio/Rural/0	GTAA 2022	Ivelley Road, ME12 3DA	Prior/ Rural	Permanent	N	0.69	Rural	G&T site	SF	Intensification	1	1	2	Based on combined nature of the site and layout of has permitted pitches it will be difficult to see how another pitch could be added	Minor	Suitable				Suitable	No on site constraints.	SPA 1253m	Very small site that is entirely hardstanding. Although it is a small site there is potential for a net gain in biodiversity. Site is also well enough to mitigate where on site net gain cannot be achieved. Offsetting, in combination with another scheme given side.			Suitable	A contribution towards SPA mitigation will be required.	AAP 400m	There are no immediate heritage constraints affecting the site.			Suitable		Landscape sensitivity to High sensitivity: 100% Agricultural land Grade 3: 100%	Site has close to open fenland, often with long views across the Swale, however adjacent buildings and long tree lined boundaries mitigate against the impact and visibility. The site is also not viewable from the main Lower Road due to hedges and trees. Intensification is not even visible from Ibridge Road. It also only involves the minor intensification of a small site			Potentially suitable	Redevelopment of the site needs to be sensitive to the sewer intersection	Primary school 1200m Secondary school over 2000m Train station 1000m Bus 600m Train over 1200m PROW 400m	Site is somewhat detached from Minster (a tier 3 settlement). 1.3km from the site boundary. There is a public right of way (PROW) which runs through the site to Minster Avenue. The primary school is 2kms at the nearest point to the built up area of Minster. Site is off Lower Road (a minor road but, Lower Road, one of the main thoroughfares through the island is only 200m from the site	No issues from a highways perspective (include section of road).		Suitable*		Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	0.69	1	Based on combined nature of the site and layout of has permitted pitches it will be difficult to see how another pitch could be added	Potentially suitable	A contribution towards SPA mitigation will be required. Development of the site should be highly sensitive to the Local Landscape designation. Site is within the moderate to high landscape sensitivity area. Intensification should be considered, despite equivalent local mitigation	Available		Achievable	Potentially suitable
HELAA 035	LAD	GTAA 2022	Priory Lodge Farm, Chestnuts Road, ME10 3RL	Socially Rented	Permanent	N	0.69	Urban	G&T site	SF	Intensification	15	3	4	4 pitches in addition to those existing on site	Major	Suitable				Potentially suitable	A large amount of the site is within flood zones 2 and development will need to be sensitive to the run off surface water flooding affecting part of the site. Site investigation and Risk Assessment for Historic Landfill Contaminated land assessment required. Minerals assessment required.	SSSI 410m SPA 800m SAC 810m	The site is an existing IRG G&T site which is in need of repair and renovation. Some green spaces might need to be used for intensification.			Potentially suitable	A contribution towards SPA mitigation will be required.	Listed Building within AAP 100%	There are no on site or immediately adjacent heritage sites although there is a listed building with a 400m radius of the site. Identification of the site would will need to be sensitive to the listed building.			100% of the site is within an Area of Archaeological Potential. A Desk Based Assessment should be prepared which addresses this.	SLV 400m Kent Downs AONB within 400m Sewer Intersection Medium and low gas intersection	The site is a flat, rough rectangle shape with existing G&T usage on it already. The site is surrounded by greenfield with two hedgerows and trees on the boundary to the east. The southern boundary of the site is adjacent to industrial use.			Suitable	Redevelopment of the site needs to be sensitive to the low and medium gas intersection.	Built-up area 100% Primary school 1200m Secondary school over 2000m Train station 1000m Bus 600m Train over 1200m PROW 400m	Since this is an existing G&T site, there is a bus stop within 400m of the site that goes to Sittingbourne. Site is 1.5km from the site boundary. The access point has good visibility and is wide enough for two vehicles to pass. Site is 1.5km from the nearest school, the closest secondary school is over 2000m and the closest GP is over 1200m.	No issues from a highways perspective.		Potentially suitable	The site is within the built up area. Footpath connectivity requires access improvements. Access to the site is suitable for two vehicles to pass and 3pts.	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	0.69	4	4 Pitches in addition to those existing	Potentially suitable	A large amount of the site is within flood zones 2 and development will need to be sensitive to the run off surface water flooding affecting part of the site. Site investigation and Risk Assessment for Historic Landfill Contaminated land assessment required. Minerals assessment required. A contribution towards SPA mitigation will be required. 100% of the site is within an Area of Archaeological Potential. A Desk Based Assessment should be prepared which addresses this. Redevelopment of the site needs to be sensitive to the medium gas intersection. Redevelopment of the site needs to be sensitive to the low and medium gas intersection.	Available		Achievable	Potentially suitable
HELAA 036	Prio/Rural/0	GTAA 2022	16 The Laurels, Bell Lane, Upchurch, ME10 3 JR				0.55	Rural	G&T site	SF	Intensification	1	2	2	4 pitches planning application 20/503697/FULL pending		Suitable				Potentially suitable	Development will need to mitigate against the run off surface water flooding affecting part of the site. Minerals assessment required	SSSI 14.97% SPA 830m	Site is green paddock partially within a SSSI. However, it doesn't appear that the site is being used for this and the southern edge. Site is very likely to be in the Swale Conservation Zone highest risk coastal zone			Potentially suitable	Coastal erosion impacts need assessment	Listed Building 450m AAP 800m	The nearest listed building appears to be around 800m away to the east. There is a substantial amount of land between the building and the site, but an assessment may be required			Potentially suitable	Heritage Assessment may be required to assess impacts on nearby listed building	Landscape sensitivity to High sensitivity: 100% Agricultural land Grade 3: 100%	Site is hidden from the approach road by high hedges and development in a ribbon to the south. The site is visible in the landscape mainly to the diff edge, so only new development would only likely be visible from the south. The nature of the site itself may have some impact on the landscape, the small site surrounded by development is unlikely to			Potentially suitable	Further development of the site should be highly sensitive to the Local Landscape designation. Site is within the moderate to high landscape sensitivity of the area.	Primary school 1200m Secondary school over 2000m Train station 1000m Bus 600m Train over 1200m PROW 400m	Site is fairly isolated from the nearest settlement at Minster/Kingsborough (Tier 3). 1.3km from the site boundary. Nearest primary and secondary school 1km away. Facilities are generally further away than this is the west however.	No issues from a highways perspective (include section of road).		Potentially suitable	No access or highways issues. Footpath connectivity access to range of services required	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	0.55	3	3 pitches planning application 20/503697/FULL pending	Potentially suitable	Development will need to mitigate against the run off surface water flooding affecting part of the site. Minerals assessment required. Coastal erosion impacts need assessment required. Site investigation and Risk Assessment for Historic Landfill Contaminated land assessment required. Further development of the site should be highly sensitive to the Local Landscape designation. Site is within the moderate to high landscape sensitivity area. Footpath connectivity access to range of services required	Available		Achievable	Potentially suitable
HELAA 075	CF 020/017	Call for Sites 2020	Land between Chestnuts Cottages and development to the south, Ibridge, Bredgar				2.47	Rural	Open/Brown	Green Belt	New site	37	N/A	N/A	37	Major	Suitable	G&T consideration			Potentially suitable	Development will need to be sensitive to the run off surface water flooding affecting the site. Minerals assessment required.	SPA 1919m	The site is a green open field with hedgerows and trees. There is a light screening of trees and scrub around the sites. Due to the size of the site there is potential opportunities to improve the biodiversity opportunities			Potentially suitable	A contribution towards SPA mitigation will be required. Coastal erosion impacts need assessment	Scheduled Ancient Monument 450m Listed Building within AAP 800m	There are no onsite or immediately adjacent heritage sites although there are two listed buildings to the south of the site and an scheduled ancient monument to the east of the site. However there are buildings and trees providing screening between the site and the heritage assets creating no impacts			Potentially suitable		Landscape sensitivity to High sensitivity: 100% Agricultural land Grade 3: 100%	The site is irregular rectangle shape open field with hedges and trees. The site is the eastern third of the field leaving the west half in something of a hollow. There is a light screening of trees along the eastern boundary limiting any visual impacts into the site from the east. Much of the site is visible from the south west however there is a cluster of light vegetation and trees which would provide screening and seasonal cover along some of the north and south boundaries of the site. Due to the scale of potential development there would be some impacts on the landscape. The site is visible from some impacts to Ibridge Road however due to the land rising to the east impacts there would be limited. The site is in a rural setting and rural environment near the site the area is rural in character, particularly going south east and northwards from the site.			Unsuitable	The scale of potential development would be difficult to mitigate for in a sensitive rural landscape	Primary school over 2000m Secondary school over 2000m Train station 1000m Bus 600m Train 1200m PROW 400m	There is no site access and confirmation required regarding access as to whether the site is considered suitable. Ibridge Road (a rural) network is rural and very narrow in places approach the site from the north and south. Ibridge Road would need to accommodate the types of vehicle accessing the site for the proposed use. Ibridge Road would need improvements to the site's including Newington tier 3 settlement however there is no footpath connectivity between the site and Newington some 800m to the south.	Confirmation required regarding access as to whether the site is considered suitable. Ibridge Road (a rural) network is rural and very narrow in places. Capacity and for as vehicle movements		Unsuitable	Large site in comparison to other locations. Access and highways impacts require confirmation. Footpath connectivity and network needs improvements to avoid conflict of vehicle movements	Unsuitable	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	Suitable	2.47	37	35% discount on gross capacity to provide on site mitigation	Unsuitable	The scale of potential development would be difficult to mitigate for in a sensitive rural landscape. Large site in comparison to other locations. Access and highways impacts require confirmation. Capacity of road network needs confirmation for scale and type of vehicle movements	Available	2024 to 2029	Achievable	Unsuitable