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Sites in Site Assessment 2010			
Ref	Site Address	Final Score	Pitch Numbers
GT3	Orchard Park, Oak Lane, Upchurch	34	8
GT8	Ridgedale Stables, Halstow Lane	33	1
GT11	Jack Russell Place, Halstow Lane	31	1
GT20	Seaview, Bell Farm Lane, Minster	31	1
GT22	Mattsfield, Libbetswell, Boxted Lane, Newington	31	1
GT28	Oakfield, Woodgate Lane, Borden	30	1
GT5	Salvation Place, Bell Farm Lane, Minster	29	2
GT9	Hawthorns, Greyhound Road, Brambledown	29	1
GT10	The Farmyard, Elmley Road, Brambledown	28	1
GT21	Tiptree Farm, School Lane, Iwade	28	2
GT2	Land adj Orchard House, London Road, Upchurch	28	15
GT61	Meads Farm, Elverland Lane, Ospringe	27	1
GT7	Rambling Rose, Greyhound Road, Brambledown	23	5
*GT27	Land rear of Bobbing Apple, Sheppey Way, Bobbing	31	12

* See main report on GT27

General changes to Site Assessment

Responses received commented both that there were discrepancies between scores on whether gas was present, some scored yes for bottled/tank provided and some no. This was due to a variety of officers conducting the surveys and not picked up in the document production. Responses also commented that many rural/semi-rural properties rely on gas or oil in tank or bottle form and that caravan sites should not be penalised for using the same. The criteria wording is proposed to be amended to 'Gas bottle/tank or Oil tank' and the scores have been amended accordingly.

As previously discussed the Strategic Gap & Local Countryside Gap are not landscape designations but they are local allocations within Swale Borough Local Plan 2008. They have been entered on the general observations under local landscape designations as there was no other box to enter them. It is therefore recommended that the form be amended to include a 'Swale Borough Local Plan allocation' box under General Observations.

The criteria for assessing if a site is within an urban area or settlement needs clarification, it is therefore recommended that the criteria be changed to 'Is the site within the boundary or immediately adjacent to an urban area/settlement boundary'

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Where no evidence has been provided to demonstrate a negative cumulative impact, the General Observations for sites has been amended where relevant.

Both Southern Water and the Environment Agency have provided comments for a number of sites on issues such as water source protection, distances to drainage, floodrisk assessments and other data which would be required for a planning application. It is recommended these be added to summary for each site.

Site Specific Changes

GT2 – Orchard Park, Oak Lane, Upchurch

Responses brought to light that the nearest secondary school in Rainham was above 2km, this has resulted in all the sites within the Upchurch, Lower Halstow area having their scores amended appropriately. For clarity the edge of Rainham is within 2km which has services specified

Responses also raised the cumulative effect of GT3 and existing sites in Upchurch – see main report on evidence submitted.

For clarity the edge of Rainham is within 2km which has services specified

Site Suitability – Amended to No to previously developed land.

Landscaping – Amended to No for within a settlement/urban area. Amended to Yes to within 2km of a settlement/urban area.

GT5 – Salvation Place, Bell Farm Lane, Minster

The General Observations are amended to refer that the site is partially within a Site of Special Scientific Interest, not the part with the caravans and the interest is of geological nature. The summary for this site already referred to this.

Landscaping – Landscaping measures proposed is amended to No.

GT7 – Rambling Rose, Greyhound Road, Brambledown

Site Availability – Applicants in ownership, willing landowner and no legal problems are amended to No.

Site Suitability – Utilities not in place, amended to No for electricity and drainage.

Access & Parking – Amended to No for servicing vehicles and pedestrian access.

Landscaping – Amended to No for screened from residences, existing landscaping.

GT8 – Ridgedale Stables, Halstow Lane

Floodrisk – responses received commented that as the site was within a floodzone that it should be screened out. The site is partially within the floodzone with the Strategic Floodrisk Assessment (SFRA) demonstrating this is not on the part of the site where the caravans are stationed. The summary makes it clear than any planning application for this site would require a

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floodrisk assessment to show that there is not risk to life. Development is permitted within the borough regularly within the flood zones or adjacent provided a satisfactory floodrisk assessment is submitted and agreed with the Environment Agency.

Site Availability – Amended to Yes for willing landowner and no legal problem criteria.

Site Suitability – Amended to Yes for Gas & Drainage. ‘Partially’ added to floodzone description but still over negative score for this criteria.

Access and Parking – Amended to Yes for space for large vehicles and minimal anticipate disturbance to dwellings. Amended to No for pedestrian access criteria.

Impact on Amenity – Amended to Yes for landscaping can be mitigated.

Sustainability of Location – Amended to Yes for Doctors/Primary Health Care and Dentists.

GT9 – Hawthorns, Greyhound Road, Brambledown

Access & parking – pedestrian access amended to No.

GT10 – The Farmyard, Elmley Road, Minster

Sustainability of Location – Food shops amended to Yes (Brambledown Farm Shop) It is noted that if this site was a little closer (0.5km) to Minster it would be amongst the highest scoring sites.

GT11 – Jack Russell Place, Halstow Lane

For both GT11 & GT8 the General Observations are to include as part of the cumulative impact discussion ‘potential for visual amenity on area, no evidence to date provided’

Site Availability – Amended to Yes for no legal problem criteria.

Seaview, Bell Farm Lane, Minster

Final score as table.

Tiptree Farm, School Lane, Iwade

Address for site amended to School Lane. Capacity of site amended to 5 caravans = 2 pitches.

Site Suitability – Amended to Yes for Utilities in place, water, electricity and gas.

Landscaping – existing landscaping amended to Yes, landscaping proposed amended to Yes.

Summary to be amended to ‘Site is well landscaped and screened from surrounding roads and view points. Site is outside of 2km to a settlement, however Iwade is 3km away where the occupants use the nursery, health centre, shops and public transport links.’

It is noted that if this site was a little closer to Iwade it would be amongst the highest scoring sites.

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GT22 - Mattsfield, Libbestwell, Bosted Lane, Newington

Site Availability – Amended to Yes for willing landowner.

GT28 - Oakfield, Woodgate Lane, Borden

Address amended to 'Oakfield'

Site Availability - Amended to Yes for no legal problems.

GT61 - Meads Farm, Elverland Lane

General Observations change landscape character area to condition good; sensitivity high, conserve.

Access & Parking amended to No for surrounding usable roads.

GT2 - Land adj Orchard House, London Road, Upchurch

The maximum capacity for this site is recommended to be reduced to 15 pitches, as whilst this is not a maximum within government guidance and site design best practice it is a guideline. This would also assist in site management issues and provide a more desirable site for private family purchase.

Access & Parking – Amended Yes to pedestrian access.

Landscaping – Amended No to within settlement/urban area. Amended Yes to within 2km to settlement/urban area.

Impact on Amenity – Amended to No for being away from operation land.

See main report for other issues raised regarding this site and Upchurch area.

GT27 – Land to the rear of Bobbing Apple

General Observations – Potential disturbance amended to 'Railway & roads, potential need for vibration, noise and air quality study'

Site Ownership – Public/SBC/KCC ownership amended to 'Needs clarification from KCC, until then No.' Applicants in ownership amended to No.

Site Suitability – Utilities amended to '(easily provided)' in the interests of clarity. Is site flat amended to No. Outside floodzone amended to 'Yes (small part within surface water flooding)

Access & Parking – parking areas amended to No, can they be provided amended to Yes, pedestrian access amended to No.

Landscaping – Existing landscaping amended to Yes, some. Can landscaping be provided amended to Yes. Landscaping proposed amended to No. Site within settlement/urban area to remain Yes as site is immediately adjacent to built-up area boundary and would meet the revised wording to this criteria (see general changes above)

Impact on Amenity – site away from operational land amended to No, carparks & roads.

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Sustainability of Location – criteria remain Yes as site is within 2km of Sittingbourne and public transport links.

- See Schedule of Responses in the Members room for detailed responses on issues raised on all the above sites.
- Copies of the final site assessment sheets, incorporating the above changes and any revisions to location plans can also be found in the Members room.