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SUPPORTING STATEMENT

**Kwana
Cross Drive
Kingswood
Maidstone
Kent
ME17 3NP**

For

Ms K Grant

11th December 2023

Project: Kwana, Cross Drive, Kingswood, Maidstone, Kent, ME17 3NP

Client: Ms Katherine Grant

Document: Supporting Statement

Ref: JLH/ 278

<u>Issue</u>	<u>Date</u>	<u>Status</u>
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Schedule of Information

- 1.0 Introduction
- 2.0 Assessment of the Site and Surrounding Area
- 3.0 Planning History and Policy Issues
- 4.0 Proposals

1.0 INTRODUCTION

- 1.1 This document has been prepared to support a planning application for a replacement mobile home for gypsy/traveller status.
- 1.2 The application should be read in conjunction with the submitted drawings from Haskins Designs Ltd.
- i) 278-PD-01 – Site and Location Plan
 - ii) 278-PD-02 – Floor Plans and Elevations

2.0 ASSESSMENT OF THE SITE AND SURROUNDING AREA

- 2.1 The application site is located to the East of the public Highway of Cross Drive with an existing vehicular access with good visibility in both directions. The area in general comprises of a range of residential dwellings with diverse architectural designs and appearances. There are also some established Gypsy Traveller Sites.
- 2.2 The site is primarily used for the stabling and grazing for horses linked to the current Gypsy/Traveller occupants.
The majority of the site has an open, natural character which contributes positively to the rural landscape.
- 2.3 The site has an established band of tree and hedgerows around the perimeter of the land which provides a strong natural screen from the public highway.
- 2.4 There are currently two mobile homes on the site that are located closely together towards the eastern end of the site. There is also a group of stable buildings for the horses. These are located along the western boundary of the site.
- 2.5 The following photos and aerial view provides more details of the site and the existing buildings

Aerial View



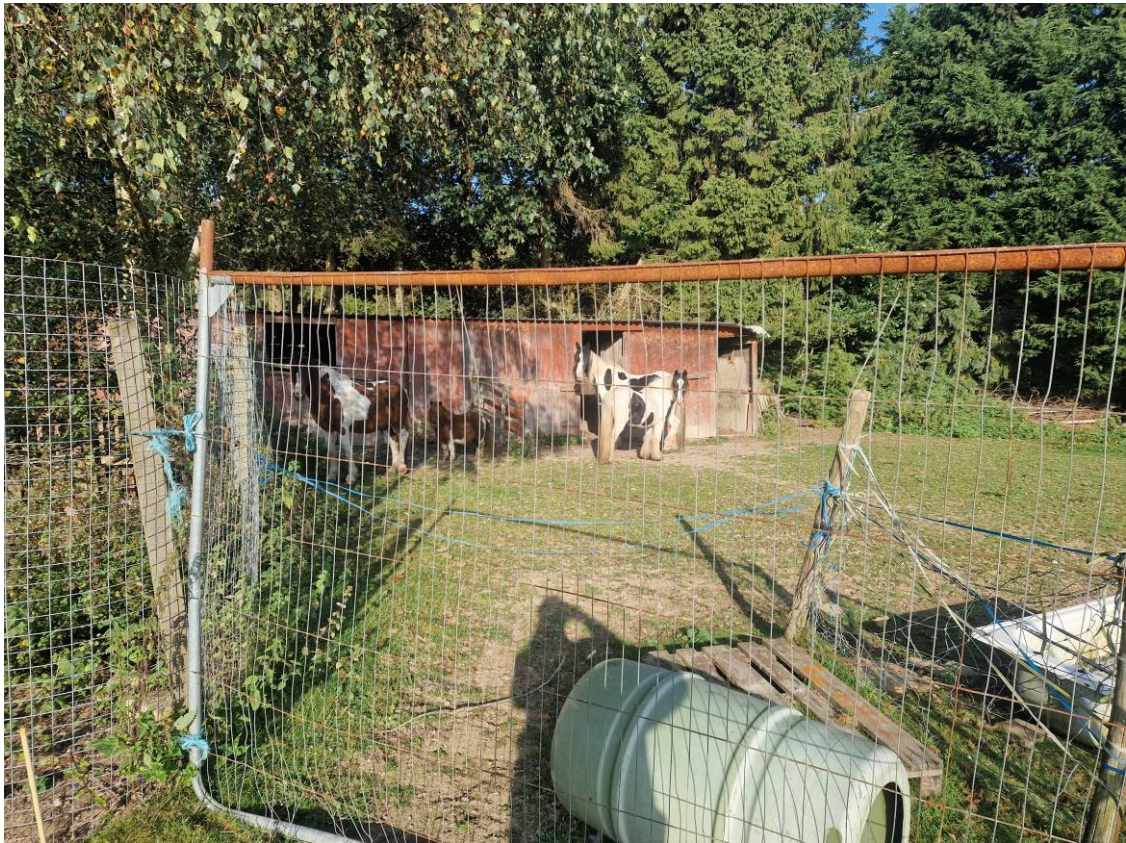
General View of the Grazing Area



General View of the Site Facing West and the Existing Access Route



Photos of Stable Blocks



Other Stable Blocks



Stable Block and Storage



Existing Mobile Home 1



Existing Mobile Home 2



3.0 PLANNING HISTORY AND POLICY ISSUES.

3.1 The following planning policies have been identified as being relevant to this application.

Development Plan: Maidstone Local Plan 2017

Policy SS1 – Maidstone Borough Spatial Strategy
Policy SP17 – Countryside
Policy DM1 – Principles of good design
Policy DM3 – Natural environment
Policy DM2 – Sustainable Design
Policy DM8 – External Lighting
Policy DM23 – Parking Standards
Policy DM30 – Design principles in the Countryside

Emerging Draft Policy: Maidstone Draft Local Plan:

Policy LPRSS1 – Maidstone Borough Spatial Strategy
Policy LPRSP9 – Development in the Countryside
Policy LPRSP15 – Principles of Good Design
Policy LPRQ & D4 – Design principles in the Countryside
Policy LPRTRA4 – Parking

The National Planning Policy Framework – NPPF (2021)

Section 2 – Achieving Sustainable Development
Decision Making
Building a strong, competitive economy
Achieving well Designed Places

Supplementary Planning Documents

Ministry of Housing, Communities and Local Government: National Design Guide.
Government's Technical Housing Standards: Nationally Described Space Standards
(March 2015)
National Planning Policy Guidelines (NPPG).

3.2 Also relevant is the emerging Maidstone Gypsy, Traveller and Travelling Show people plan (Regulation 18a) issued in February 2023. This document assessed that there is an urgent need to identify additional locations to meet up to 606 pitches and 7 plots over the period to 2040.
Clearly this is something that needs to be taken into careful consideration in context with these proposals.

3.3 The applicant is a registered gypsy and the wording of the submission clearly identifies this proposal that relates to the occupancy of the property.

4.0 THE PROPOSALS

4.1 The proposals seek consent for a replacement mobile home on the site for the occupancy of a Gypsy/Traveller, who is the daughter of the family who live in the adjoining property which has a similar Gypsy Traveller status.

4.2 The existing mobile home will be removed from the site once the new mobile home has been provided.

4.3 Careful consideration has been given to locating the mobile home within the site to avoid any undue impact to the openness and rural nature. With this in mind, the new building is shown to be positioned in close proximity to the existing mobile home. This location also avoids any major loss of grazing land for the horses. Furthermore, no trees or hedgerows will be affected by the new building and the natural environment will be fully retained.

4.4 There are 4 existing parking spaces available on site and these will be retained for use of both mobile homes. This complies with the KCC Highways Requirements.

4.5 The external appearance of the new unit consists of natural timber wall cladding with natural slates which collectively, will respond to the natural rural location of this site.

4.6 On this basis we are confident that these proposals fully meet the requirements of the relevant planning policies and the application should be favourably considered.