



Appeal Decision

Site visit made on 7 January 2026

by Mr R Walker BA HONS DIPTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 27th January 2026

Appeal A: Appeal Ref: APP/U2235/W/25/3373621

Annie's Garden, Plot 2 The Meadows, Lenham Road, Headcorn, Kent TN27 9LG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Ms Eleanor O'Donoghue against the decision of Maidstone Borough Council.
 - The application Ref is 24/504858/FULL.
The development proposed is change of use of land to provide a single pitch, comprising a static home and touring caravan pitch, for residential use by Gypsies or Travellers within an existing Gypsy and Traveller site (part retrospective).
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Appeal B: Appeal Ref: APP/U2235/W/25/3373622

Tiffany's Lodge, Plot 1 Ash Gardens, Lenham Road, Headcorn, Kent TN27 9LG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr John O'Brien against the decision of Maidstone Borough Council.
 - The application Ref is 24/504879/FULL.
 - The development proposed is change of use of land to provide a single pitch, comprising a static home, Day Room and touring caravan pitch, to be occupied by Gypsies or Travellers for human habitation at an existing Gypsy and Traveller site (part retrospective).
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Appeal C: Appeal Ref: APP/U2235/W/25/3373623

Vale End, The Meadows, Lenham Road, Headcorn, Kent TN27 9LG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Ms M Maughan against the decision of Maidstone Borough Council.
 - The application Ref is 25/501997/FULL.
 - The development proposed is part retrospective application for change of use of land for the stationing of 2 no. static mobile homes, 1 no. touring caravan and erection of a day room for Gypsy/Traveller occupation.
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Appeal D: Appeal Ref: APP/U2235/W/25/3373625

Plot 2 The Meadows, Lenham Road, Headcorn, Kent TN27 9LG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr. O'Brien against the decision of Maidstone Borough Council.
 - The application Ref is 25/500515/FULL.
 - The development proposed is retrospective change of use of the land for the stationing of one static caravan and two touring caravans and hard and soft landscaping for Gypsy/Traveller occupation.
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Appeal E: Appeal Ref: APP/U2235/W/25/3373626

Plot 10 The Meadows, Lenham Road, Headcorn, Kent TN27 9LG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr. Doran against the decision of Maidstone Borough Council.
 - The application Ref is 25/500673/FULL.
 - The development proposed is retrospective change of use of the land for the stationing of one additional static mobile home, and one additional touring caravan and day room for Gypsy/Traveller occupation.
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Appeal F: Appeal Ref: APP/U2235/W/25/3373627

Land at The Meadows, Lenham Road, Headcorn, Kent TN27 9LG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Ms B O'Brien against the decision of Maidstone Borough Council.
 - The application Ref is 25/501112/FULL.
 - The development proposed is change of use of the land for the stationing of 1 no. static mobile home, 1 no. touring caravan and the erection of an amenity building for gypsy/traveller use with associated hard and soft landscaping (part retrospective).
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Decision

1. **Appeal A:** The appeal is allowed and planning permission is granted for change of use of land to provide a single pitch, comprising a static home and touring caravan pitch, for residential use by Gypsies or Travellers within an existing Gypsy and Traveller site (Part retrospective) at Annies Garden, Headcorn TN27 9LG in accordance with the terms of the application, Ref 24/504858/FULL, subject to the conditions in the attached schedule.
2. **Appeal B:** The appeal is allowed and planning permission is granted for change of use of land to provide a single pitch, comprising a static home, Day Room and touring caravan pitch, to be occupied by Gypsies or Travellers for human habitation at an existing Gypsy and Traveller site (Part retrospective) at Tiffany's Lodge, Headcorn TN27 9LG in accordance with the terms of the application, Ref 24/504879/FULL, subject to the conditions in the attached schedule.
3. **Appeal C:** The appeal is allowed and planning permission is granted for part retrospective application for change of use of land for the stationing of 2 no. static mobile homes, 1 no. touring caravan and erection of a day room for Gypsy/Traveller occupation at Vale End, The Meadows, Headcorn TN27 9LG in accordance with the terms of the application, Ref 25/501997/FULL, subject to the conditions in the attached schedule.
4. **Appeal D:** The appeal is allowed and planning permission is granted for retrospective change of use of the land for the stationing of one static caravan and two touring caravans and hard and soft landscaping for Gypsy/Traveller occupation at Plot 2 The Meadows, Headcorn TN27 9LG in accordance with the terms of the application, Ref 25/500515/FULL, subject to the conditions in the attached schedule.
5. **Appeal E:** The appeal is allowed and planning permission is granted for retrospective change of use of the land for the stationing of one additional static mobile home, and one additional touring caravan and day room for Gypsy/Traveller occupation at Plot 10 The Meadows, Headcorn TN27 9LG in accordance with the terms of the application, Ref 25/500673/FULL, subject to the conditions in the attached schedule.
6. **Appeal F:** The appeal is allowed and planning permission is granted for change of use of the land for the stationing of 1 no. static mobile home, 1 no. touring caravan and the erection of an amenity building for gypsy/traveller use with associated hard and soft landscaping (part retrospective) at Land at The Meadows, Headcorn TN27 9LG in accordance with the terms of the application, Ref 25/501112/FULL, subject to the conditions in the attached schedule.

Preliminary Matters

7. The six appeals relate to six additional pitches at an existing Gypsy and Traveller site known as The Meadows, which comprises of a mix of authorised and unauthorised pitches. Most of the pitches in the appeal schemes before me are occupied. However, for clarity, I have assessed the appeals based on the plans submitted with the respective applications. The Council refused the six planning applications for the same reasons. I have therefore addressed all the appeals in one decision but have considered the appeal sites on their own merits and only considered the cumulative impact in association with each other and with other authorised pitches.

Main Issue

8. The main issue for all six appeals is the effect of the proposals on the character and appearance of the area.

Reasons

9. The appeal sites are located on the northern side of Lenham Road to the north east of the village Headcorn. They lie within the Headcorn Pasturelands Landscape Character Area (HPLCA) as defined within the Council's Landscape Character Assessment (LCA) (2012). The appeal sites are also within the Low Weald Landscape of Local Value.
10. This part of the landscape exhibits many of the key characteristics of the HPLCA, including the largely undeveloped rural landscape of small pastoral fields, linear patterns of trees and hedges and scattered farmsteads. The LCA seeks to *conserve* these and other features that contribute to the HPLCA landscape character. This is consistent with the aims for the wider Low Weald Landscape of Local Value, where Policy LPRSP9 of the Council's Local Plan Review (LPR) (2024) seeks to conserve and enhance its distinctive landscape.
11. The appeal sites are accessed off an established access road to the south of a large equine facility. This runs straight north westerly from Lenham Road with plots and some gaps either side. An open undeveloped grassed area provides a break between two groups of plots, one nearer Lenham Road and another toward the north western end of the access road. Plots are bordered by a mixture of fencing and gates, with a limited amount of planting.
12. From the evidence before me, the number of authorised plots, caravans, dayrooms, boundary treatments, formal surfacing and layout for the access and parking, along with the visible manifestations of their residential occupation results in a group of development that has a formal and overtly urban quality. This contrasts and detracts from the verdant character and natural beauty of this part of the HPLCA.
13. Individually, and cumulatively, the appeal schemes would add to the urbanisation of this part of the countryside. The plot known as Tiffany's Lodge (Appeal B) is highly visible from the entrance point along Lenham Road. The plots known as Annies Garden (Appeal A), Land at the Meadows (Appeal F), Vale End (Appeal C), Plot 2 The Meadows (Appeal D) are all visible from the public footpath to the west. Views of Plot 10 The Meadows (Appeal E) are more limited from the footpath

to the west due to the presence of two plots recently allowed at appeal¹ but they would be seen from private land and the public footpath to the north west. All are also prominent from the access road.

14. The cumulative effects of the appeal schemes and the authorised developments would solidify the grouping as a large formal urbanising development. This would be evident in the day and at night through light spill from the sites. In this regard, the appeal schemes would fail to conserve the largely undeveloped rural landscape in this part of the HPLCA and would conflict with the guidance within the Council's LCA. These localised cumulative effects would be significant, though the effects would reduce with distance. In the context of the character of the HPLCA as a whole the effects would be modest.
15. To conclude on this main issue, for all six appeals, the proposals would have a harmful effect on the character and appearance of the area. As such, I find conflict with the requirements of Policies LPRHOU8, LPRSP9 and LPRQD4 of the LPR, Policies HNP1, HNP2 and HNP5 of the Headcorn Neighbourhood Plan (2025) (NP), and paragraphs 135 and 187 of the National Planning Policy Framework (2024) (The Framework), when taken together and in so far as they relate to this main issue. These say, amongst other things, that planning permission for Gypsy and Traveller accommodation will be granted if the development would not result in significant harm to the landscape and rural character of the area.

Other Matters

16. I have been referred to several appeals for gypsy and traveller sites at The Meadows. These include more recent appeals in 2025¹ allowing plots, and in 2023² which, following an Inquiry, involved split decisions allowing several plots but also dismissing some. From the evidence before me, the 2023 appeals were determined prior to the publication of the current Framework, the Planning Policy for Traveller Sites (2024) (PPTS), the LPR and the NP and the current position with the more recent 2025 allowed plots. As such, the balance of considerations in those cited appeals can be distinguished from those in the appeals before me.
17. The other criteria in Policy LPRHOU8 of the LPR relate, amongst other things, to access to services and facilities, highways, flood risk and ecology considerations. I have also had regard to all the other matters raised by local interested parties, including the nature of the existing road network, ecology, drainage and flooding matters. However, there is no substantive evidence before me that there would be harm in respect of these matters, and no objection has been raised by the Council or statutory consultees in that regard. Moreover, the site is within easy reach of services and facilities, due to the short distances, despite a reliance on cars. Accordingly, I have no reason to reach a different conclusion on the appeals to the Council in relation to these other matters.
18. I saw that each plot has a good amount of private external amenity space and I am satisfied that future occupiers would therefore have acceptable living conditions. Matters relating to ownership are not matters that I can consider as part of the appeals before me.

¹ Appeal References: APP/U2235/W/25/3365827 and APP/U2235/W/25/3367233

² Appeal References: APP/U2235/C/18/3210851, APP/U2235/C/18/3212986, APP/U2235/C/18/3210854, APP/U2235/C/18/3210879

19. Headcorn is defined as a Rural Service Centre in the LPR and there is no evidence to indicate that local services are under pressure. In this regard, and considering the distance to Headcorn, and its size, even cumulatively with other existing authorised pitches the proposals would not dominate the nearest settled community. As such, I do not find conflict with paragraph 26 of the PPTS. Nor is there any firm evidence that the appeal proposals would lead to crime and disorder.

Other Considerations and Planning Balance

20. The proposals would harm the character and appearance of the surrounding area. This would bring conflict with the requirements of Policies LPRHOU8, LPRSP9 and LPRQD4 of the LPR, and Policies HNP1, HNP2 and HNP5 of the NP. As such, the schemes would not accord with the development plan as a whole. Given the significant harm to the character and appearance of the surrounding area, even though the extent of harm is localised, it is a matter of significant weight.
21. The PPTS requires local authorities to set pitch targets and to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of sites against this target. The Council's Officer Reports for the applications indicated that based on the figures within the Council's Gypsy, Traveller, and Travelling Showpeople Accommodation Assessment (GTAA) (2023), it could demonstrate 1.2 years' worth of deliverable pitches.
22. In its appeal submissions, it indicates that this has increased to 3.8 years based on figures in its 2025 Pitch Delivery Report. This is made up of LPR site allocations, turnover on the two public sites in the borough and a windfall allowance for pitches, which will be granted planning permission in the future. At present such windfalls would come forward through the existing criteria-based policy (LPRHOU8). Even if I accept the Council's more conservative figures, paragraph 28 of the PPTS confirms that the provisions of paragraph 11(d) of the Framework apply and the policies which are most important for determining this appeal are out-of-date.
23. The Council is currently unable to meet the identified accommodation needs of gypsies and travellers and there is no evidence when this will be addressed. In these circumstances, I afford the absence of a five-year supply of sites and the contribution that the appeal sites would make to addressing this, by making an effective use of land in a reasonably accessible location, significant weight as a matter in favour of the appeal schemes. As I have given significant weight to both the benefits and the harm, the adverse impacts identified would not significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole. Therefore, the presumption in favour of sustainable development applies and paragraph 11(d) of the Framework indicates that permission should be granted. There are no other material considerations to override this finding.
24. Whilst it is evident that the appeal schemes lack local support, my assessment leads me to conclude that the proposals are acceptable, for the reasons set out. In this regard the degree of interference that would be caused to local residents of the settled community would be insufficient to give rise to a violation of rights under Article 8 of the First Protocol of the Human Rights Act 1998.

Conditions

25. I have adapted the Council's suggested conditions where necessary and in the interests of precision and brevity. In the interests of fairness and consistency and given the nature and location of each of the appeal sites, the conditions are worded consistently in each appeal, except in relation to reference to the approved plans and number of caravans sought.
26. As works are either part or fully retrospective in respect of each site, I have not included the standard time limit condition. I have, however, imposed a condition (1) specifying the relevant drawings and to require that the developments are carried out in accordance with them as this provides certainty.
27. I have included a condition which restricts the occupation to Gypsies and Travellers (2) so as to ensure that the appeal sites meet the long-term needs of the gypsy and traveller community. To limit the effects of the proposed developments on the character and appearance of the area I have imposed a condition to limit the number of caravans (3) to that proposed on each appeal. Conditions requiring the restoration of each site if the use ceases (4) and to ensure that no vehicle over 3.5 tonnes are stationed, parked or stored on the sites (5) and restricting temporary buildings (6) are also necessary in the interests of the character and appearance of the area.
28. I have included a condition requiring a Site Development Scheme (7) for each appeal site to include details of hard surfacing materials, landscaping, biodiversity, drainage, and lighting. These are expanded on in conditions 8-12. They are necessary, in so far as they relate to these matters, in the interests of the character and appearance of the area, the living conditions of occupiers of the sites, biodiversity, and to ensure appropriate drainage. I have not included the Council's suggested requirements for decentralised and renewable, or low-carbon source of energy as there is no evidence before me that such a requirement is required by policies of the development plan.
29. There is a strict timetable for compliance because permission is being granted either fully or partly retrospectively on each site, and so it is not possible to use a negatively worded condition to secure the approval and implementation of the Site Development Scheme before development takes place. The condition will ensure that the developments can be enforced against if the site development schemes are not submitted for approval within the period given by the condition, or if the details are not approved by the local planning authority or the Secretary of State on appeal, or if the details are approved but not implemented in accordance with an approved timetable.

Conclusion

30. The proposed developments in all six appeals would be contrary to the development plan but material considerations, especially the presumption in the Framework, outweigh this conflict. Therefore, for the reasons given, the appeals should succeed.

Mr R Walker

INSPECTOR

Schedule of Conditions (Appeal A)

- 1) The development hereby permitted shall be carried out in accordance with the following approved plans and documents: Dwg No: Site Location Plan; GP/01/24; GP/02/24 rev; GP/03/24 Rev A; GP/04/24; and J001553PL01.
- 2) The site shall not be occupied by any persons other than Gypsies and Travellers, defined 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.
- 3) No more than two caravans as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, as amended (of which no more than one shall be a static caravan/mobile home) shall be stationed on the land at any time. The mobile homes shall be positioned on the site as set out on the submitted drawings.
- 4) If the lawful use of the site ceases, all caravans, structures, equipment and materials brought onto the land for the purposes hereby permitted including hardstandings and buildings shall be removed within two months from the date of the use ceasing.
- 5) No vehicles over 3.5 tonnes shall be stationed, stored or parked on the site at any time.
- 6) Notwithstanding the provisions of Schedule 2 Part 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no temporary buildings or structures shall be stationed on the land other than those expressly authorised by this permission (as shown on the approved plans).
- 7) The use hereby permitted shall cease and all caravans, structures, equipment, and materials brought onto the land for the purposes of such use shall be removed within 6 weeks of the date of the failure to meet any one of the requirements set out in (i) to (v) below:
 - i) Within 6 weeks of the date of this decision a Site Development Scheme, hereafter referred to as the 'Scheme', shall have been submitted for the written approval of the Local Planning Authority. The Scheme shall include:
 - a) The layout and type of surfacing for the hardstanding and parking areas.
 - b) Details of existing and proposed landscaping (see condition 8).
 - c) Details of measures to enhance biodiversity at the site (see condition 10).
 - d) The means of foul and surface water drainage at the site, along with details regarding the provision of potable water and waste disposal (see condition 11).
 - e) Details of any external lighting (see condition 12).

- ii) a timetable for implementation of the scheme including a) to e) with all details implemented in accordance with the agreed timetable and all details retained for the lifetime of the development.
 - iii) Within 11 months of the date of this decision the Scheme shall have been approved by the Local Planning Authority or, if the Local Planning Authority refuse to approve the Scheme or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State.
 - iv) If an appeal is made in pursuance of (iii) above, that appeal shall have been finally determined and the submitted Scheme shall have been approved by the Secretary of State.
 - v) The approved Scheme shall have been carried out and completed in accordance with the approved timetable and thereafter maintained and retained as approved.
- 8) The landscaping required by condition 7 shall be designed in accordance with the principles of the Council's landscape character guidance (Maidstone Landscape Character Assessment Supplement 2012). The detailed landscaping drawings shall include:
- a) Details of all existing trees, hedgerows and blocks of landscaping on, and immediately adjacent to, the site and indicate whether they are to be retained or removed;
 - b) Details of the number, size, species, maturity, spacing and position of proposed trees and landscaping. (Including species, spacing, maturity and quantities) with new hedging at approximately 45cm spacing in a double staggered row, with 30cm between rows and consisting of 70% Hazel, 15% Hawthorn, 10% Spindle, 5% Holly; and
 - c) A five [5] year landscape management plan (Only non-plastic guards shall be used for the new trees and hedgerows, and no Sycamore trees shall be planted).
- 9) All approved landscaping details shall be completed by the end of the first planting season (October to February) following its approval. Any landscaping which fails to establish or any existing or proposed trees or plants which, within five years from planting are removed, die or become so seriously damaged or diseased that their long-term amenity value has been adversely affected shall be replaced in the next planting season with plants of the same species and size as detailed in the approved landscaping scheme.
- 10) The enhancement of biodiversity on the site, required by condition 7 shall include the installation of bird and bat boxes on the site. The development shall be implemented in accordance with the approved details by the end of a two-month period following approval and all these features shall be maintained as such thereafter.
- 11) The details of foul and surface water drainage required by condition 7 shall include the size of individual cess pits and/or septic tanks and/or other treatment

systems. Information provided should also specify exact locations on site plus any pertinent information as to where each system will discharge to, (since for example further treatment of the discharge will be required if a septic tank discharges to a ditch or watercourse as opposed to sub-soil irrigation).

- 12) The details of existing and proposed external lighting required by condition 7 shall:
- a) Show that the external lighting is in accordance with the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Lighting, GN01, dated 2021 (and any subsequent revisions) with reference to environmental zone E1;
 - b) Include a layout plan with beam orientation;
 - c) Include a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles); and
 - d) Include an ISO lux plan showing light spill.

End of Schedule

Schedule of Conditions (Appeal B)

- 1) The development hereby permitted shall be carried out in accordance with the following approved plans and documents: Dwg No: Site Location Plan; GP/01/24; GP/02/24 rev; GP/03/24 rev; GP/04/24 Rev A; and GP/05/24 rev.
- 2) The site shall not be occupied by any persons other than Gypsies and Travellers, defined 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.
- 3) No more than two caravans as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, as amended (of which no more than one shall be a static caravan/mobile home) shall be stationed on the land at any time. The mobile homes shall be positioned on the site as set out on the submitted drawings.
- 4) If the lawful use of the site ceases, all caravans, structures, equipment and materials brought onto the land for the purposes hereby permitted including hardstandings and buildings shall be removed within two months from the date of the use ceasing.
- 5) No vehicles over 3.5 tonnes shall be stationed, stored or parked on the site at any time.
- 6) Notwithstanding the provisions of Schedule 2 Part 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no temporary buildings or structures shall be stationed on the land other than those expressly authorised by this permission (as shown on the approved plans).
- 7) The use hereby permitted shall cease and all caravans, structures, equipment, and materials brought onto the land for the purposes of such use shall be removed within 6 weeks of the date of the failure to meet any one of the requirements set out in (i) to (v) below:
 - i) Within 6 weeks of the date of this decision a Site Development Scheme, hereafter referred to as the 'Scheme', shall have been submitted for the written approval of the Local Planning Authority. The Scheme shall include:
 - a) The layout and type of surfacing for the hardstanding and parking areas.
 - b) Details of existing and proposed landscaping (see condition 8).
 - c) Details of measures to enhance biodiversity at the site (see condition 10).
 - d) The means of foul and surface water drainage at the site, along with details regarding the provision of potable water and waste disposal (see condition 11).
 - e) Details of any external lighting (see condition 12).

- ii) a timetable for implementation of the scheme including a) to e) with all details implemented in accordance with the agreed timetable and all details retained for the lifetime of the development.
 - iii) Within 11 months of the date of this decision the Scheme shall have been approved by the Local Planning Authority or, if the Local Planning Authority refuse to approve the Scheme or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State.
 - iv) If an appeal is made in pursuance of (iii) above, that appeal shall have been finally determined and the submitted Scheme shall have been approved by the Secretary of State.
 - v) The approved Scheme shall have been carried out and completed in accordance with the approved timetable and thereafter maintained and retained as approved.
- 8) The landscaping required by condition 7 shall be designed in accordance with the principles of the Council's landscape character guidance (Maidstone Landscape Character Assessment Supplement 2012). The detailed landscaping drawings shall include:
- a) Details of all existing trees, hedgerows and blocks of landscaping on, and immediately adjacent to, the site and indicate whether they are to be retained or removed;
 - b) Details of the number, size, species, maturity, spacing and position of proposed trees and landscaping. (Including species, spacing, maturity and quantities) with new hedging at approximately 45cm spacing in a double staggered row, with 30cm between rows and consisting of 70% Hazel, 15% Hawthorn, 10% Spindle, 5% Holly; and
 - c) A five [5] year landscape management plan (Only non-plastic guards shall be used for the new trees and hedgerows, and no Sycamore trees shall be planted).
- 9) All approved landscaping details shall be completed by the end of the first planting season (October to February) following its approval. Any landscaping which fails to establish or any existing or proposed trees or plants which, within five years from planting are removed, die or become so seriously damaged or diseased that their long-term amenity value has been adversely affected shall be replaced in the next planting season with plants of the same species and size as detailed in the approved landscaping scheme.
- 10) The enhancement of biodiversity on the site, required by condition 7 shall include the installation of bird and bat boxes on the site. The development shall be implemented in accordance with the approved details by the end of a two-month period following approval and all these features shall be maintained as such thereafter.
- 11) The details of foul and surface water drainage required by condition 7 shall include the size of individual cess pits and/or septic tanks and/or other treatment

systems. Information provided should also specify exact locations on site plus any pertinent information as to where each system will discharge to, (since for example further treatment of the discharge will be required if a septic tank discharges to a ditch or watercourse as opposed to sub-soil irrigation).

- 12) The details of existing and proposed external lighting required by condition 7 shall:
- a) Show that the external lighting is in accordance with the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Lighting, GN01, dated 2021 (and any subsequent revisions) with reference to environmental zone E1;
 - b) Include a layout plan with beam orientation;
 - c) Include a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles); and
 - d) Include an ISO lux plan showing light spill.

End of Schedule

Schedule of Conditions (Appeal C)

- 1) The development hereby permitted shall be carried out in accordance with the following approved plans and documents: Dwg No: 2024-PPP021v6-LocBlock; 2024-PPP021v6-Amenity; and 2024-PPP021v6-Mobile.
- 2) The site shall not be occupied by any persons other than Gypsies and Travellers, defined 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.
- 3) No more than three caravans as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, as amended (of which no more than two shall be a static caravan/mobile home) shall be stationed on the land at any time. The mobile homes shall be positioned on the site as set out on the submitted drawings.
- 4) If the lawful use of the site ceases, all caravans, structures, equipment and materials brought onto the land for the purposes hereby permitted including hardstandings and buildings shall be removed within two months from the date of the use ceasing.
- 5) No vehicles over 3.5 tonnes shall be stationed, stored or parked on the site at any time.
- 6) Notwithstanding the provisions of Schedule 2 Part 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no temporary buildings or structures shall be stationed on the land other than those expressly authorised by this permission (as shown on the approved plans).
- 7) The use hereby permitted shall cease and all caravans, structures, equipment, and materials brought onto the land for the purposes of such use shall be removed within 6 weeks of the date of the failure to meet any one of the requirements set out in (i) to (v) below:
 - i) Within 6 weeks of the date of this decision a Site Development Scheme, hereafter referred to as the 'Scheme', shall have been submitted for the written approval of the Local Planning Authority. The Scheme shall include:
 - a) The layout and type of surfacing for the hardstanding and parking areas.
 - b) Details of existing and proposed landscaping (see condition 8).
 - c) Details of measures to enhance biodiversity at the site (see condition 10).
 - d) The means of foul and surface water drainage at the site, along with details regarding the provision of potable water and waste disposal (see condition 11).
 - e) Details of any external lighting (see condition 12).

- ii) a timetable for implementation of the scheme including a) to e) with all details implemented in accordance with the agreed timetable and all details retained for the lifetime of the development.
 - iii) Within 11 months of the date of this decision the Scheme shall have been approved by the Local Planning Authority or, if the Local Planning Authority refuse to approve the Scheme or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State.
 - iv) If an appeal is made in pursuance of (iii) above, that appeal shall have been finally determined and the submitted Scheme shall have been approved by the Secretary of State.
 - v) The approved Scheme shall have been carried out and completed in accordance with the approved timetable and thereafter maintained and retained as approved.
- 8) The landscaping required by condition 7 shall be designed in accordance with the principles of the Council's landscape character guidance (Maidstone Landscape Character Assessment Supplement 2012). The detailed landscaping drawings shall include:
- a) Details of all existing trees, hedgerows and blocks of landscaping on, and immediately adjacent to, the site and indicate whether they are to be retained or removed;
 - b) Details of the number, size, species, maturity, spacing and position of proposed trees and landscaping. (Including species, spacing, maturity and quantities) with new hedging at approximately 45cm spacing in a double staggered row, with 30cm between rows and consisting of 70% Hazel, 15% Hawthorn, 10% Spindle, 5% Holly; and
 - c) A five [5] year landscape management plan (Only non-plastic guards shall be used for the new trees and hedgerows, and no Sycamore trees shall be planted).
- 9) All approved landscaping details shall be completed by the end of the first planting season (October to February) following its approval. Any landscaping which fails to establish or any existing or proposed trees or plants which, within five years from planting are removed, die or become so seriously damaged or diseased that their long-term amenity value has been adversely affected shall be replaced in the next planting season with plants of the same species and size as detailed in the approved landscaping scheme.
- 10) The enhancement of biodiversity on the site, required by condition 7 shall include the installation of bird and bat boxes on the site. The development shall be implemented in accordance with the approved details by the end of a two-month period following approval and all these features shall be maintained as such thereafter.
- 11) The details of foul and surface water drainage required by condition 7 shall include the size of individual cess pits and/or septic tanks and/or other treatment

systems. Information provided should also specify exact locations on site plus any pertinent information as to where each system will discharge to, (since for example further treatment of the discharge will be required if a septic tank discharges to a ditch or watercourse as opposed to sub-soil irrigation).

- 12) The details of existing and proposed external lighting required by condition 7 shall:

a) Show that the external lighting is in accordance with the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Lighting, GN01, dated 2021 (and any subsequent revisions) with reference to environmental zone E1;

b) Include a layout plan with beam orientation;

c) Include a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles); and

d) Include an ISO lux plan showing light spill.

End of Schedule

Schedule of Conditions (Appeal D)

- 1) The development hereby permitted shall be carried out in accordance with the following approved plans and documents: Dwg No: 2024-PPP021v2-LocBlock; and 2024-PPP021v2-Mobile.
- 2) The site shall not be occupied by any persons other than Gypsies and Travellers, defined 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.
- 3) No more than three caravans as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, as amended (of which no more than one shall be a static caravan/mobile home) shall be stationed on the land at any time. The mobile homes shall be positioned on the site as set out on the submitted drawings.
- 4) If the lawful use of the site ceases, all caravans, structures, equipment and materials brought onto the land for the purposes hereby permitted including hardstandings and buildings shall be removed within two months from the date of the use ceasing.
- 5) No vehicles over 3.5 tonnes shall be stationed, stored or parked on the site at any time.
- 6) Notwithstanding the provisions of Schedule 2 Part 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no temporary buildings or structures shall be stationed on the land other than those expressly authorised by this permission (as shown on the approved plans).
- 7) The use hereby permitted shall cease and all caravans, structures, equipment, and materials brought onto the land for the purposes of such use shall be removed within 6 weeks of the date of the failure to meet any one of the requirements set out in (i) to (v) below:
 - i) Within 6 weeks of the date of this decision a Site Development Scheme, hereafter referred to as the 'Scheme', shall have been submitted for the written approval of the Local Planning Authority. The Scheme shall include:
 - a) The layout and type of surfacing for the hardstanding and parking areas.
 - b) Details of existing and proposed landscaping (see condition 8).
 - c) Details of measures to enhance biodiversity at the site (see condition 10).
 - d) The means of foul and surface water drainage at the site, along with details regarding the provision of potable water and waste disposal (see condition 11).
 - e) Details of any external lighting (see condition 12).

- ii) a timetable for implementation of the scheme including a) to e) with all details implemented in accordance with the agreed timetable and all details retained for the lifetime of the development.
 - iii) Within 11 months of the date of this decision the Scheme shall have been approved by the Local Planning Authority or, if the Local Planning Authority refuse to approve the Scheme or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State.
 - iv) If an appeal is made in pursuance of (iii) above, that appeal shall have been finally determined and the submitted Scheme shall have been approved by the Secretary of State.
 - v) The approved Scheme shall have been carried out and completed in accordance with the approved timetable and thereafter maintained and retained as approved.
- 8) The landscaping required by condition 7 shall be designed in accordance with the principles of the Council's landscape character guidance (Maidstone Landscape Character Assessment Supplement 2012). The detailed landscaping drawings shall include:
- a) Details of all existing trees, hedgerows and blocks of landscaping on, and immediately adjacent to, the site and indicate whether they are to be retained or removed;
 - b) Details of the number, size, species, maturity, spacing and position of proposed trees and landscaping. (Including species, spacing, maturity and quantities) with new hedging at approximately 45cm spacing in a double staggered row, with 30cm between rows and consisting of 70% Hazel, 15% Hawthorn, 10% Spindle, 5% Holly; and
 - c) A five [5] year landscape management plan (Only non-plastic guards shall be used for the new trees and hedgerows, and no Sycamore trees shall be planted).
- 9) All approved landscaping details shall be completed by the end of the first planting season (October to February) following its approval. Any landscaping which fails to establish or any existing or proposed trees or plants which, within five years from planting are removed, die or become so seriously damaged or diseased that their long-term amenity value has been adversely affected shall be replaced in the next planting season with plants of the same species and size as detailed in the approved landscaping scheme.
- 10) The enhancement of biodiversity on the site, required by condition 7 shall include the installation of bird and bat boxes on the site. The development shall be implemented in accordance with the approved details by the end of a two-month period following approval and all these features shall be maintained as such thereafter.
- 11) The details of foul and surface water drainage required by condition 7 shall include the size of individual cess pits and/or septic tanks and/or other treatment

systems. Information provided should also specify exact locations on site plus any pertinent information as to where each system will discharge to, (since for example further treatment of the discharge will be required if a septic tank discharges to a ditch or watercourse as opposed to sub-soil irrigation).

- 12) The details of existing and proposed external lighting required by condition 7 shall:
- a) Show that the external lighting is in accordance with the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Lighting, GN01, dated 2021 (and any subsequent revisions) with reference to environmental zone E1;
 - b) Include a layout plan with beam orientation;
 - c) Include a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles); and
 - d) Include an ISO lux plan showing light spill.

End of Schedule

Schedule of Conditions (Appeal E)

- 1) The development hereby permitted shall be carried out in accordance with the following approved plans and documents: Dwg No: 2024-PPP021v1-LocBlock; 2024-PPP021v1-Amenity; 2024-PPP021v1-Mobile.
- 2) The site shall not be occupied by any persons other than Gypsies and Travellers, defined 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.
- 3) No more than four caravans as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, as amended (of which no more than two shall be a static caravan/mobile home) shall be stationed on the land at any time. The mobile homes shall be positioned on the site as set out on the submitted drawings.
- 4) If the lawful use of the site ceases, all caravans, structures, equipment and materials brought onto the land for the purposes hereby permitted including hardstandings and buildings shall be removed within two months from the date of the use ceasing.
- 5) No vehicles over 3.5 tonnes shall be stationed, stored or parked on the site at any time.
- 6) Notwithstanding the provisions of Schedule 2 Part 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no temporary buildings or structures shall be stationed on the land other than those expressly authorised by this permission (as shown on the approved plans).
- 7) The use hereby permitted shall cease and all caravans, structures, equipment, and materials brought onto the land for the purposes of such use shall be removed within 6 weeks of the date of the failure to meet any one of the requirements set out in (i) to (v) below:
 - i) Within 6 weeks of the date of this decision a Site Development Scheme, hereafter referred to as the 'Scheme', shall have been submitted for the written approval of the Local Planning Authority. The Scheme shall include:
 - a) The layout and type of surfacing for the hardstanding and parking areas.
 - b) Details of existing and proposed landscaping (see condition 8).
 - c) Details of measures to enhance biodiversity at the site (see condition 10).
 - d) The means of foul and surface water drainage at the site, along with details regarding the provision of potable water and waste disposal (see condition 11).
 - e) Details of any external lighting (see condition 12).

- ii) a timetable for implementation of the scheme including a) to e) with all details implemented in accordance with the agreed timetable and all details retained for the lifetime of the development.
 - iii) Within 11 months of the date of this decision the Scheme shall have been approved by the Local Planning Authority or, if the Local Planning Authority refuse to approve the Scheme or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State.
 - iv) If an appeal is made in pursuance of (iii) above, that appeal shall have been finally determined and the submitted Scheme shall have been approved by the Secretary of State.
 - v) The approved Scheme shall have been carried out and completed in accordance with the approved timetable and thereafter maintained and retained as approved.
- 8) The landscaping required by condition 7 shall be designed in accordance with the principles of the Council's landscape character guidance (Maidstone Landscape Character Assessment Supplement 2012). The detailed landscaping drawings shall include:
- a) Details of all existing trees, hedgerows and blocks of landscaping on, and immediately adjacent to, the site and indicate whether they are to be retained or removed;
 - b) Details of the number, size, species, maturity, spacing and position of proposed trees and landscaping. (Including species, spacing, maturity and quantities) with new hedging at approximately 45cm spacing in a double staggered row, with 30cm between rows and consisting of 70% Hazel, 15% Hawthorn, 10% Spindle, 5% Holly; and
 - c) A five [5] year landscape management plan (Only non-plastic guards shall be used for the new trees and hedgerows, and no Sycamore trees shall be planted).
- 9) All approved landscaping details shall be completed by the end of the first planting season (October to February) following its approval. Any landscaping which fails to establish or any existing or proposed trees or plants which, within five years from planting are removed, die or become so seriously damaged or diseased that their long-term amenity value has been adversely affected shall be replaced in the next planting season with plants of the same species and size as detailed in the approved landscaping scheme.
- 10) The enhancement of biodiversity on the site, required by condition 7 shall include the installation of bird and bat boxes on the site. The development shall be implemented in accordance with the approved details by the end of a two-month period following approval and all these features shall be maintained as such thereafter.
- 11) The details of foul and surface water drainage required by condition 7 shall include the size of individual cess pits and/or septic tanks and/or other treatment

systems. Information provided should also specify exact locations on site plus any pertinent information as to where each system will discharge to, (since for example further treatment of the discharge will be required if a septic tank discharges to a ditch or watercourse as opposed to sub-soil irrigation).

- 12) The details of existing and proposed external lighting required by condition 7 shall:

a) Show that the external lighting is in accordance with the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Lighting, GN01, dated 2021 (and any subsequent revisions) with reference to environmental zone E1;

b) Include a layout plan with beam orientation;

c) Include a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles); and

d) Include an ISO lux plan showing light spill.

End of Schedule

Schedule of Conditions (Appeal F)

- 1) The development hereby permitted shall be carried out in accordance with the following approved plans and documents: Dwg No: 2024-PPP021v5-LocBlock; 2024-PPP021v5-Amenity; and 2024-PPP021v5-Mobile.
- 2) The site shall not be occupied by any persons other than Gypsies and Travellers, defined 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.
- 3) No more than two caravans as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, as amended (of which no more than one shall be a static caravan/mobile home) shall be stationed on the land at any time. The mobile homes shall be positioned on the site as set out on the submitted drawings.
- 4) If the lawful use of the site ceases, all caravans, structures, equipment and materials brought onto the land for the purposes hereby permitted including hardstandings and buildings shall be removed within two months from the date of the use ceasing.
- 5) No vehicles over 3.5 tonnes shall be stationed, stored or parked on the site at any time.
- 6) Notwithstanding the provisions of Schedule 2 Part 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no temporary buildings or structures shall be stationed on the land other than those expressly authorised by this permission (as shown on the approved plans).
- 7) The use hereby permitted shall cease and all caravans, structures, equipment, and materials brought onto the land for the purposes of such use shall be removed within 6 weeks of the date of the failure to meet any one of the requirements set out in (i) to (v) below:
 - i) Within 6 weeks of the date of this decision a Site Development Scheme, hereafter referred to as the 'Scheme', shall have been submitted for the written approval of the Local Planning Authority. The Scheme shall include:
 - a) The layout and type of surfacing for the hardstanding and parking areas.
 - b) Details of existing and proposed landscaping (see condition 8).
 - c) Details of measures to enhance biodiversity at the site (see condition 10).
 - d) The means of foul and surface water drainage at the site, along with details regarding the provision of potable water and waste disposal (see condition 11).
 - e) Details of any external lighting (see condition 12).

- ii) a timetable for implementation of the scheme including a) to e) with all details implemented in accordance with the agreed timetable and all details retained for the lifetime of the development.
 - iii) Within 11 months of the date of this decision the Scheme shall have been approved by the Local Planning Authority or, if the Local Planning Authority refuse to approve the Scheme or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State.
 - iv) If an appeal is made in pursuance of (iii) above, that appeal shall have been finally determined and the submitted Scheme shall have been approved by the Secretary of State.
 - v) The approved Scheme shall have been carried out and completed in accordance with the approved timetable and thereafter maintained and retained as approved.
- 8) The landscaping required by condition 7 shall be designed in accordance with the principles of the Council's landscape character guidance (Maidstone Landscape Character Assessment Supplement 2012). The detailed landscaping drawings shall include:
- a) Details of all existing trees, hedgerows and blocks of landscaping on, and immediately adjacent to, the site and indicate whether they are to be retained or removed;
 - b) Details of the number, size, species, maturity, spacing and position of proposed trees and landscaping. (Including species, spacing, maturity and quantities) with new hedging at approximately 45cm spacing in a double staggered row, with 30cm between rows and consisting of 70% Hazel, 15% Hawthorn, 10% Spindle, 5% Holly; and
 - c) A five [5] year landscape management plan (Only non-plastic guards shall be used for the new trees and hedgerows, and no Sycamore trees shall be planted).
- 9) All approved landscaping details shall be completed by the end of the first planting season (October to February) following its approval. Any landscaping which fails to establish or any existing or proposed trees or plants which, within five years from planting are removed, die or become so seriously damaged or diseased that their long-term amenity value has been adversely affected shall be replaced in the next planting season with plants of the same species and size as detailed in the approved landscaping scheme.
- 10) The enhancement of biodiversity on the site, required by condition 7 shall include the installation of bird and bat boxes on the site. The development shall be implemented in accordance with the approved details by the end of a two-month period following approval and all these features shall be maintained as such thereafter.
- 11) The details of foul and surface water drainage required by condition 7 shall include the size of individual cess pits and/or septic tanks and/or other treatment

systems. Information provided should also specify exact locations on site plus any pertinent information as to where each system will discharge to, (since for example further treatment of the discharge will be required if a septic tank discharges to a ditch or watercourse as opposed to sub-soil irrigation).

- 12) The details of existing and proposed external lighting required by condition 7 shall:
- a) Show that the external lighting is in accordance with the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Lighting, GN01, dated 2021 (and any subsequent revisions) with reference to environmental zone E1;
 - b) Include a layout plan with beam orientation;
 - c) Include a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles); and
 - d) Include an ISO lux plan showing light spill.

End of Schedule