

APPENDIX C – Gypsy site allocation policies

GT1(8) – Kilnwood Farm, Old Ham Lane, Lenham

Ward: Harrietsham & Lenham

Parish: Lenham

Current Use: existing Gypsy site with permanent, non-personal consent for 2 mobiles and 2 tourers

This existing Gypsy site lies to the east side of Old Ham Lane, to the north of HS1. The land rises up from Old Ham Lane. The site is a cleared area which falls within Kiln Wood Local Wildlife Site managed by Kent Wildlife Trust. Kilnwood itself, north of the site, is also designated as Ancient Woodland. To the south of the site, between it and HS1, is Woodside Farm. To the west of the site is a stream and beyond this pasture land. Within the site is an existing mobile home, located centrally in the site on an open grassed area, and pens previously used for the breeding of fowl and other animals. A further mobile home is sited at the eastern edge of the site, immediately abutting the woodland.

Kilnwood Farm Development Criteria

Planning permission will be granted if the following criteria are met.

Design & layout

1. The total capacity of the site does not exceed 4 Gypsy and Traveller pitches
2. Access to the site is via the exiting access off Old Ham Lane.
3. A landscaping scheme for the site is approved which provides for the retention and future maintenance of the trees and woodland along the northern, western and eastern boundaries of the site to secure the effective screening of the site
4. The siting of the additional mobile homes maintains a 15m buffer to the Ancient Woodland.
5. A ecological assesment of the site is undertaken and an ecological enhancement and wildlife management plan for the site is approved.

Net pitch gain: 2 permanent pitches

GT1(9) – The Kays, Heath Road, Boughton Monchelsea

Ward: Coxheath & Hunton

Parish: Linton

Current Use: existing Gypsy site with permanent, non-personal permission for 1 mobile and 1 tourer.

This existing Gypsy site lies on the southern side of Heath Road. The site is set back from the road behind close boarded wooden double gates and a hedge. The existing mobile home is sited in a north-south orientation approximately half way into the depth of the site. The site is surrounded by woodland to the south and west. To the east are residential properties which front onto, and are set back from, Heath Road. Facing the site on the northern side of Heath Road is the car park for Cornwallis Academy.

The Kays Development Criteria

Planning permission will be granted if the following criteria are met.

1. The total capacity of the site does not exceed 2 pitches
2. Access to the site is via the existing access off Heath Road.
3. The additional pitch is located towards the rear of the site and not forward of the existing mobile home.

Net pitch gain: 1 permanent pitch

GT1(10) – Greenacres (Plot 5), Church Hill, Boughton Monchelsea

Ward: Boughton Monchelsea & Chart Sutton

Parish: Boughton Monchelsea

Current Use: existing Gypsy site with permanent, non-personal permission for 1 mobile and 1 tourer.

This is an existing Gypsy site. The site lies to the west of Church Hill, the southernmost of four separate Gypsy sites on this side of Church Hill. To the north are the premises Barn View. To the south are agricultural fields and further beyond, the property The Vicarage and Cherry Tree Park holiday home site. To the rear (west) of the site is a paddock and beyond that woodland. Facing the site on the eastern side of Church Hill is extensive woodland.

The site lies behind wooden close boarded gates. There is a mature tree/hedge belt along the frontage of Church Hill which helps to screen views of the site from the road. The eaves and roof of the exiting mobile home which faces Church Hill can be seen above the level of the gates when they are closed.

Greenacres, Church Hill Development Criteria

Planning permission will be granted if the following criteria are met.

1. The total capacity of the site does not exceed 2 Gypsy and Traveller pitches
2. Access to the site is via the exiting access off Church Hill.
3. The additional pitch is sited on the existing hardstanding and not beyond the site boundaries defined on the Proposals Map.
4. A landscaping scheme for the site is approved which provides for
 - a. the retention and future maintenance of the trees and hedgeline along the site frontage to Church Hill; and
 - b. the establishment of a landscaped boundary to the south of the site comprising native species to provide an effective screen to the development

Net pitch gain: 1 permanent pitch

GT1(11) – Chart View, Chart Hill Road, Chart Sutton

Ward: Boughton Monchelsea & Chart Sutton

Parish: Chart Sutton

Current Use: existing Gypsy site with permanent, non-personal permission for 2 mobiles and 1 tourer.

The site lies to the western side of Chart Hill Road and is accessed via wooden double gates. The frontage to Chart Hill Road is screened by a tall hedgerow such that there are not clear views into the site from the road,. To the north and east are agricultural fields and to the south the residential property Little Rabbits Cross Barn. Facing the site is the junction of Chart Hill Road and Lower Farm road a beyond this, on Lower Farm Road is the complex of Rabbits Cross Farm which includes Rabbits Cross Farmhouse (Grade II* listed).

The site itself comprises a mobile home sited quite centrally in the site orientated in an east-west direction. At right angles, and to the south, is a second mobile home which also sits quite centrally in the site. At the northern boundary is a utility building. At the south west corner of the site is a further utility block/dayroom . To the rear (east) of the mobile homes, and immediately to the north and south are grassed amenity areas. Beyond the site boundaries, defined by hedges, to the north and east are agricultural fields.

Chart View Development Criteria

Planning permission will be granted if the following criteria are met.

1. The total capacity of the site does not exceed 4 Gypsy and Traveller pitches
2. Access to the site is via the exiting access off Chart Hill Road
3. The additional pitches are sited within the site boundaries as defined on the Proposals Map.
4. A landscaping scheme for the site is approved which provides for the retention and future maintenance of the trees and hedgeline along the site frontage to Chart Hill Road and of the native hedgerow along the eastern boundary of the site.

Net pitch gain: 2 permanent pitches

GT1(12) – Neverend Lodge, Pye Corner, Ulcombe

Ward: Headcorn

Parish: Ulcombe

Current Use: existing Gypsy & Traveller site with permanent, non-personal permission for 1 mobile.

This existing Gypsy site is located to the south-west of Pye Corner and south of the village of Ulcombe.

The site lies to the east of a single width rural lane that runs between the Headcorn Road and the C85 Eastwood Road. Access to the site is via a cinder drive which bends to the south towards the existing site comprising a mobile home and dayroom which is located in the SW corner of an agricultural field. Forward of the mobile home (when present) and the dayroom is an area laid out as gardens and the site is enclosed to the east and north by post and rail fencing. There is a pond area in the north western corner of the site.

The boundary between the site and the lane is marked by a hedgerow and trees.

The nearest residential property is Neverend Farm which is on adjoining land to the north-east.

Neverend Lodge Development Criteria

Planning permission will be granted if the following criteria are met.

1. The total capacity of the site does not exceed 2 Gypsy and Traveller pitches
2. Access to the site is via the existing access.
3. The additional pitch is sited in the south eastern corner of the site adjacent to the existing permitted mobile and not beyond the site boundaries as defined on the Proposals Map.
4. A landscaping scheme for the site is approved which provides for
 - a. the retention and future maintenance of the trees and hedgeline along the site's western frontage ; and
 - b. the establishment of a native species landscaped boundary along the eastern edge of the site to create a more permanent boundary

Net pitch gain: 1 permanent pitch

GT1(13) – The Paddocks, George Street, Staplehurst

Ward: Staplehurst

Parish: Staplehurst

Current Use: existing Gypsy site with permanent, non-personal permission for 2 mobiles and 2 tourers

The site is accessed from George Street, a rural lane to the north of Staplehurst. The site lies on the northern side of George Street. The site is situated in the south western corner of a field used as pasture. The site is set back from the road, accessed via a tarmacked driveway. The existing mobile homes are sited to the east of the driveway, largely screened from the road by a hedgerow. Facing the site on the south side of George Street are playing fields (cricket/football). To the west is the Gypsy site Bluebell Farm.

The Paddocks Development Criteria

Planning permission will be granted if the following criteria are met.

1. The total capacity of the site does not exceed 4 Gypsy and Traveller pitches
2. Access to the site is via the existing access off George Street.
3. The additional pitches are sited within the site boundaries as defined on the Proposals Map.
4. A landscaping scheme for the site is approved which provides for
 - a. the retention and future maintenance of the trees and hedgeline along the site's frontage to George Street
 - b. the establishment of a native species landscaped boundary along the rear (northern) edge of the site to create a more permanent boundary
5. An ecological assessment of the site is undertaken and the proposals incorporate necessary habitat creation, enhancement and mitigation measures.

Net pitch gain: 2 pitches

GT1(14) – Bluebell Farm, George Street, Staplehurst

Ward: Staplehurst

Parish: Staplehurst

Current Use: existing Gypsy site with permanent, non-personal permission for 2 mobiles and 2 tourers

The site is accessed from George Street, a rural lane to the north of Staplehurst. The site lies on the northern side of George Street. It is set back from the lane, accessed via a tarmac drive and a substantial tree/hedgerow belt runs along the southern boundary of the site, fronting George Street. The site is situated in the south western corner of a field used as pasture. The site is occupied by 2 mobile homes and hardstanding. Facing the site on the south side of George Street are playing fields (cricket/football). To the east is the Gypsy site The Paddocks.

Bluebell Farm Development Criteria

Planning permission will be granted if the following criteria are met.

1. The total capacity of the site does not exceed 4 Gypsy and Traveller pitches
2. Access to the site is via the existing access off George Street.
3. The additional pitches are sited within the site boundaries as defined on the Proposals Map.
4. A landscaping scheme for the site is approved which provides for
 - a. the retention and future maintenance of the trees and hedgeline along the site's frontage to George Street
 - b. the establishment of a native species landscaped boundary along the rear (northern) edge of the site to create a more permanent boundary
5. An ecological assessment of the site is undertaken and the proposals incorporate necessary habitat creation, enhancement and mitigation measures.

Net pitch gain: 2 pitches

GT1(15) – land rear of Granada, Lenham Road, Headcorn

Ward: Headcorn

Parish: Headcorn

Current Use: existing Gypsy site with permanent, non-personal permission for 1 mobile

This is an existing Gypsy site located on the southern side of Lenham Road, Headcorn. The site lies immediately to the rear (south) of Granada which is itself a Gypsy site with permanent permission for two mobiles . To the immediate west of Granada, also fronting Lenham Road is Lorne Greenacres which is a Gypsy site with permanent permission for three mobiles.

The site itself is mainly hardsurfaced and is separated from Granada to the north with a coniferous hedge. Access into the site is via a driveway shared with Granada. The eastern and southern boundaries of the site comprise native tree/hedge belts. To the immediate west of the site is an area of pasture which is itself enclosed by a hedge. There is extant permanent permission for a mobile home to be sited in the north western corner of the site.

Land rear of Granada Development Criteria

Planning permission will be granted if the following criteria are met.

1. The total capacity of the site does not exceed 2 Gypsy and Traveller pitches
2. Access to the site is via the existing access off Lenham Road.
3. The additional pitch is sited on the existing area of hardstanding in the eastern part of the site and not beyond the site boundaries as defined on the Proposals Map.
4. A landscaping scheme for the site is approved which provides for
 - a. the retention and future maintenance of the trees and hedgeline along the site's southern, eastern and northern boundaries
 - b. the establishment of a native species landscaped boundary along the western edge of the site to create a more permanent boundary

Net pitch gain: 1 permanent pitch

GT1(16) – Land at Blossom Lodge, Stockett Lane, Coxheath

Ward: Coxheath & Hunton

Parish: Coxheath

Current Use: existing Gypsy site

The site is located on the south eastern side of Stockett Lane. The site is an existing Gypsy site with four mobile homes currently on site, two of which are currently unauthorised subject to the outcome of a current planning application (12/1209). The site is fairly level and is rectangular in shape, extending eastwards from the site's frontage to Stockett Lane. Access to the site is via a driveway which runs along the site's southern boundary. A public footpath diagonally crosses the western end of the site .

To the north of the site is the existing Gypsy site Silverleas (permanent permission for 3 caravans) and to the east of that a cherry orchard. Adjacent to the south is the site Primrose Paddock (permanent permission for 2 mobiles) and beyond it to the east, a further orchard area. Due east of the site itself is an agricultural field. .

There are established hedgerow boundaries around the extent of the existing site.

Blossom Lodge Development Criteria

Planning permission will be granted if the following criteria are met.

1. The total capacity of the site does not exceed 6 Gypsy and Traveller pitches
2. Access to the site is via the exiting access off Stockett Lane.
3. The additional pitch is sited within the site boundaries as defined on the Proposals Map.
4. A landscaping scheme for the site is approved which provides for the retention and future maintenance of the hedgerows and tree planting along the site's northern, southern western and eastern boundaries and the native hedgerow bordering the public footpath which crosses the site

Net pitch gain: 6 permanent pitches