

Tunbridge Wells Borough



Tunbridge Wells Borough Council

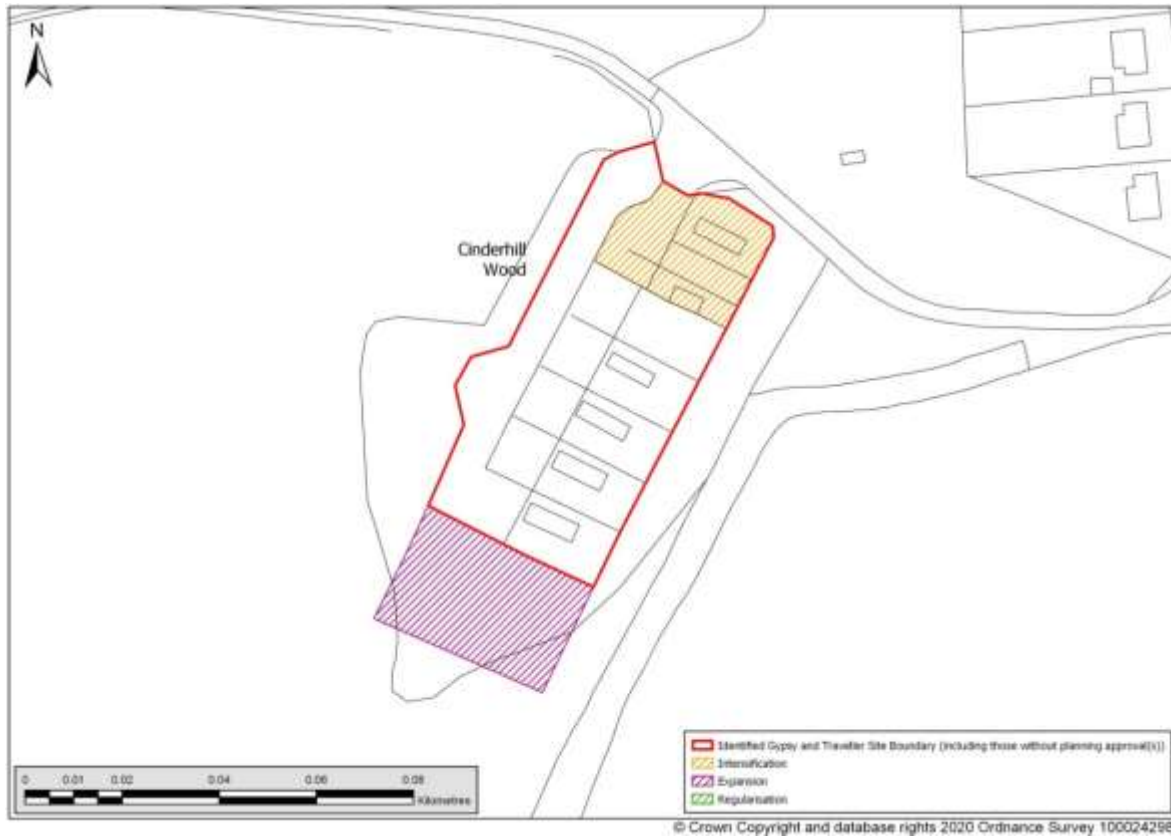
**Annex 1 of Housing Supply and Trajectory
Topic Paper for Pre-Submission Local Plan:
Gypsy and Traveller Site Assessments**

February 2021



Site Name: Cinderhill Wood

Site Address: Cinderhill Wood Gypsy Site, Five Wents, Matfield

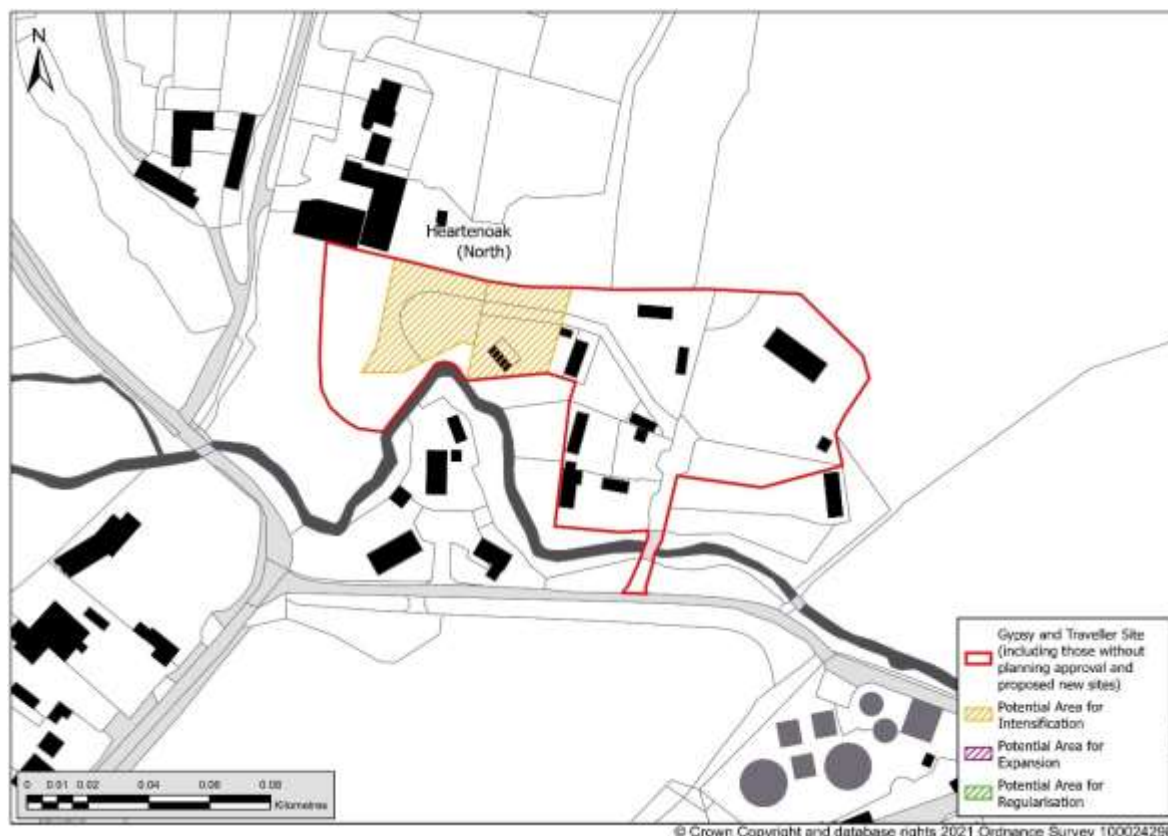


Parish	Brenchley and Matfield
Settlement	Matfield
Gross Area (ha)	0.33
Authorised?	Authorised (6 consented) – TW/88/01860 & TW/07/03028. Application 20/02649/FULL for 3 additional pitches reflective of assessment outcome below approved 10th February 2021.
Temporary or Permanent Permission?	Permanent
Personal Permission?	No
Ownership?	Public (Tunbridge Wells Borough Council)
Total Number of Pitches on Site as of January 2020 Count	6
Site Description	This site is a developed caravan site adjacent to Cinderhill Wood and Nature Reserve with a formerly used football pitch to the north of the site. This site is located to the north-west of Matfield.

Site Constraints	Area of Outstanding Natural Beauty; Local Wildlife Site (3rd of site along west boundary); Adjacent to Ancient Woodland to the west; Adjacent to a Public Right of Way to the east;
Assessment of Potential for Additional Pitches	<p>The potential area for intensification and expansion as identified in the map above primarily includes hard-standing/previously developed land and is located within, and adjacent to, an existing lawful permanent gypsy and traveller site.</p> <p>It is considered that the existing and proposed density, spacing and parking between pitches is in accordance with MHCLG's Good Practice Guide on Designing Gypsy and Traveller Sites (2008). The proposal would not cause significant visual harm to the landscape or street scene generally as the site is well screened by surrounding vegetation and woodland.</p> <p>The site currently has 6 occupied pitches, with an additional 2-3 proposed (1 of which would form an intensification within the site, with the other 2 to form an expansion to the south of the site), which would not be considered overbearing on the surrounding local area. It should be noted that the proposed area for intensification currently includes 1 pitch (northern-most pitch) and a sewage treatment station. The sewage treatment station would need to be relocated onsite and the existing pitch reconfigured in order to divide the total area into two sufficiently sized pitches. The proposed area for expansion is also within the same ownership as the site area with existing approval. This assessment is reflected within the planning consent granted for an additional pitch within the existing site and a further 2 pitches to the south (20/02649/FULL).</p> <p>Based on the above assessment, it is therefore considered that there is the potential to deliver the following number of additional pitches:</p>
Total Number of Potential Additional Pitches	2-3
Expansion	2
Intensification	0-1
Regularisation	0

Site Name: Hartenoak (north)

Site Address: Hartenoak Bridge, Hartenoak Road, Hawkhurst

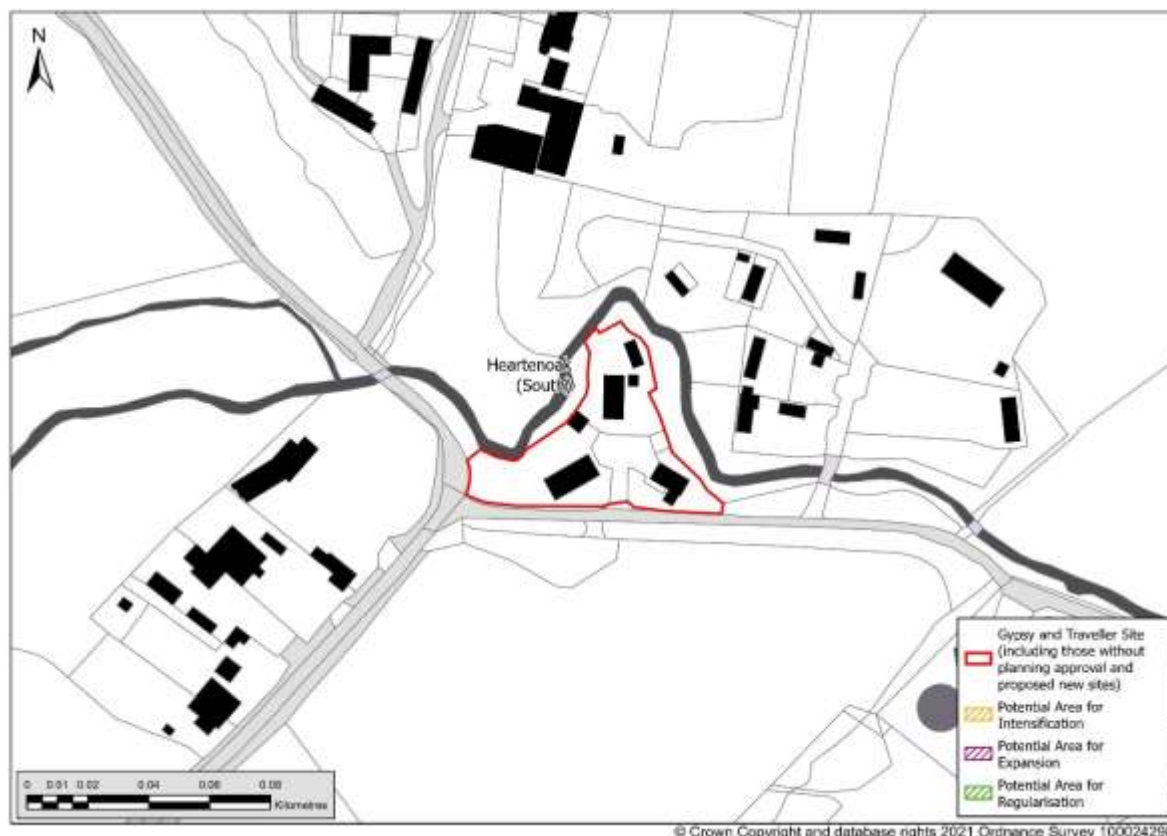


Parish	Hawkhurst
Settlement	Hawkhurst
Gross Area (ha)	0.96
Authorised?	Authorised (6 consented) – TW/01/02345 (2 front of site), 13/02024/FUL (1 rear of site), 15/501921/FULL (1 rear of site), and 18/03187/FULL (2 consented, including retrospective permission for 4 ancillary mobile homes, determined 25 March 2020)
Temporary or Permanent Permission?	Permanent
Personal Permission?	No
Ownership?	Private
Total Number of Pitches on Site as of January 2020 Count	6
Site Description	This site is a mostly developed site with access off Hartenoak Road. This site is located to the north-east of Hawkhurst.

Site Constraints	<p>Area of Outstanding Natural Beauty;</p> <p>Adjacent to Ancient Woodland to the north;</p> <p>Adjacent to a Public Rights of Way to the south;</p> <p>Access at the south part of the site, as well as south-west part of western proposed area of expansion and south-east part of south-eastern proposed area of expansion, is within Flood Zone 2 and 3;</p>
Assessment of Potential for Additional Pitches	<p>The potential area for intensification (reflective of the planning consent for an additional pitch (18/03187/FULL)) as identified in the map above primarily includes hard-standing/previously developed land and is located within, and adjacent to, an existing lawful permanent gypsy and traveller site. The red outline reflects the planning consent boundary updated as per the most recent planning permission.</p> <p>It is considered that the existing and proposed density, spacing and parking between pitches is in accordance with MHCLG's Good Practice Guide on Designing Gypsy and Traveller Sites (2008). The proposal would not cause significant visual harm to the landscape or street scene generally as the site is well screened by surrounding vegetation and woodland.</p> <p>The site currently has 4 occupied pitches. At the January 2020 count, 6 pitches were recorded (2 considered unauthorised), but these 2 'unauthorised pitches' have since been consented as 4 mobile homes ancillary to an existing pitch, with an additional 2 pitches consented to the north-west of the site as shown on the map above. Taking this into account, it is considered that there are in fact 4 currently occupied pitches, with 2 proposed for intensification (which is already consented but not delivered at 01 April 2020. This intensification is not considered overbearing on the surrounding local area.</p> <p>Based on the above assessment, it is therefore considered that there is the potential to deliver the following number of additional pitches (in accordance with the planning consent):</p>
Total Number of Potential Additional Pitches	2
Expansion	0
Intensification	2
Regularisation	0

Site Name: Hartenoak (south)

Site Address: Hartenoak Gypsy Site, Hartenoak Road, Hawkhurst, TN18 5EY

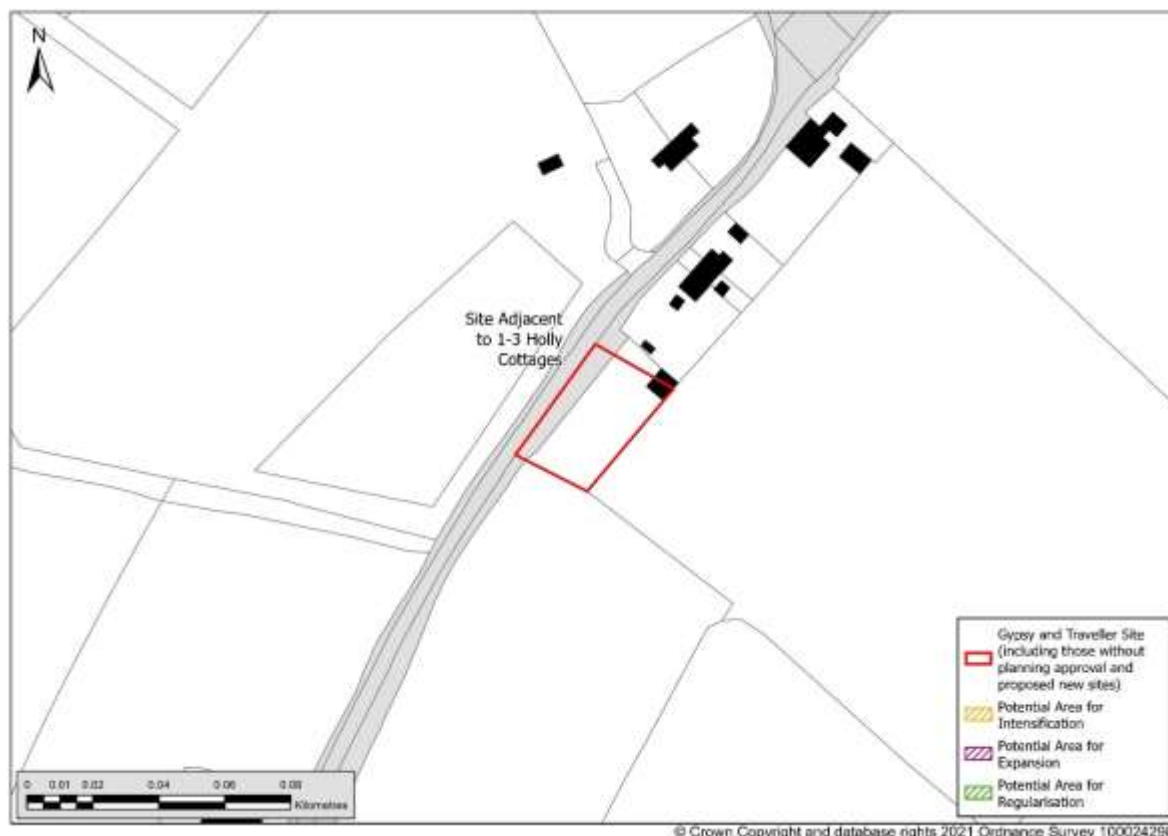


Parish	Hawkhurst
Settlement	Hawkhurst
Gross Area (ha)	0.24
Authorised?	Authorised (3 consented) – TW/78/00739
Temporary or Permanent Permission?	Permanent
Personal Permission?	No
Ownership?	Public (Kent County Council)
Total Number of Pitches on Site as of January 2020 Count	3
Site Description	This site is a mostly developed site with access off Hartenoak Road. This site is located to the north-east of Hawkhurst.
Site Constraints	Area of Outstanding Natural Beauty; Adjacent to a Public Rights of Way to the south;

	South part of this site, covering the whole area of both of the 2 south pitches, is within Flood Zone 2 and 3;
Assessment of Potential for Additional Pitches	<p>It is considered that the existing density, spacing and parking between pitches is already maximised within the site boundaries in accordance with MHCLG's Good Practice Guide on Designing Gypsy and Traveller Sites (2008).</p> <p>Based on the above assessment, it is therefore considered that there is no potential to deliver any additional pitches:</p>
Total Number of Potential Additional Pitches	0
Expansion	0
Intensification	0
Regularisation	0

Site Name: Site adjacent to 1-3 Holly Cottages

Site Address: Site adjacent to 1-3 Holly Cottages, Pearsons Green Road, Paddock Wood



Parish	Paddock Wood
Settlement	Paddock Wood
Gross Area (ha)	0.1
Authorised?	Authorised (1 consented) – TW/14/503849/FULL allowed on appeal
Temporary or Permanent Permission?	Permanent
Personal Permission?	Yes
Ownership?	Private
Total Number of Pitches on Site as of January 2020 Count	1
Site Description	This site is a small partly developed site adjacent to residential properties to the north and surrounded by greenfield land with access off Pearsons Green Road. This site is located to the south-east of Paddock Wood and to the north-east of Brenchley.

Site Constraints	In close proximity to a Public Rights of Way to the south-west; In close proximity to a Listed Building to the north;
Assessment of Potential for Additional Pitches	It is considered that the existing density, spacing and parking between pitches is already maximised within the site boundaries in accordance with MHCLG's Good Practice Guide on Designing Gypsy and Traveller Sites (2008). The land surrounding the site is also within a different ownership, meaning that there is no identified potential for expansion. Based on the above assessment, it is therefore considered that there is no potential to deliver any additional pitches:
Total Number of Potential Additional Pitches	0
Expansion	0
Intensification	0
Regularisation	0

Site Name: The Barn, Golford Cottage Farm

Site Address: Golford Cottage Farm, Tenterden Road, Cranbrook, Kent, TN17 3PA (rear of Goldford Cottage, Tenterden Road, Cranbrook)

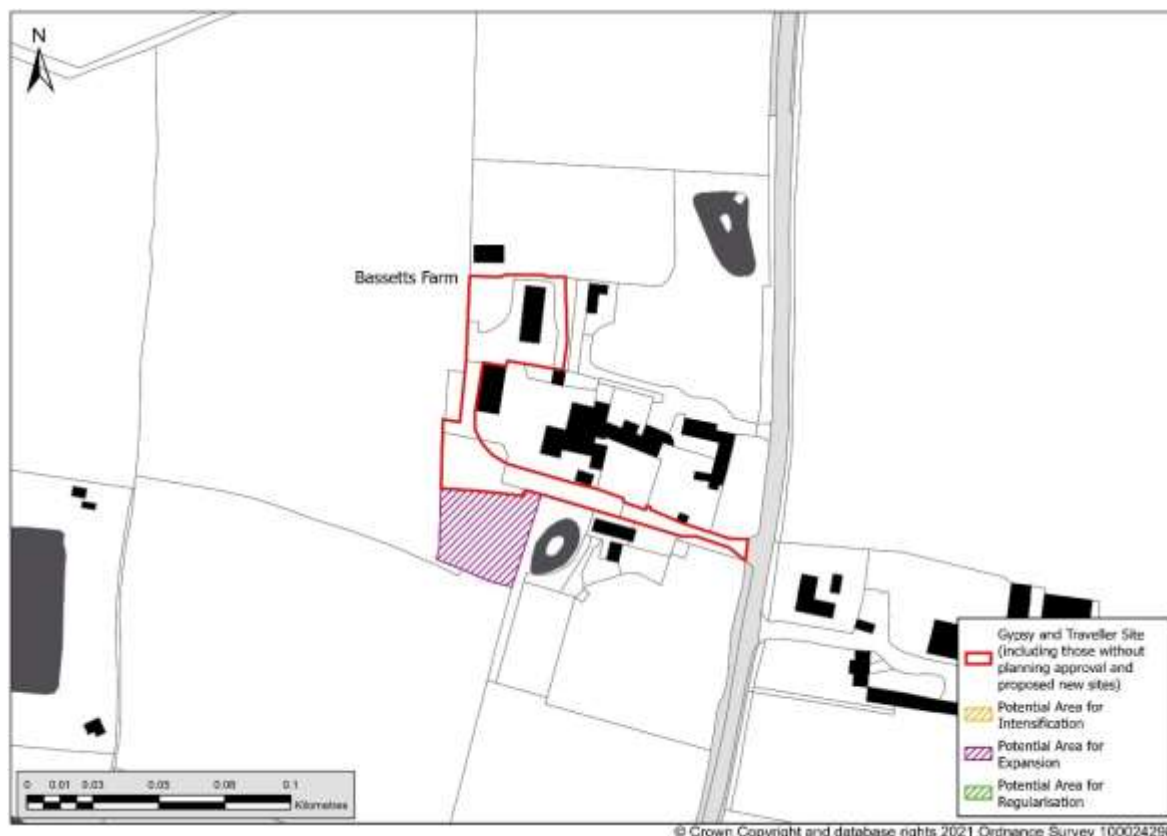


Parish	Cranbrook and Sissinghurst
Settlement	Cranbrook
Gross Area (ha)	0.01
Authorised?	Authorised (1 consented) – TW/02/02909/CEU; This site currently has planning permission for the demolition of two existing dwellings and the erection of 2 replacement dwellings as well as conversion and demolition of existing barns to form 4 new dwellings (18/02170/FULL). As of 01/04/2020 this permission has not been implemented.
Temporary or Permanent Permission?	Permanent
Personal Permission?	N/A
Ownership?	Private
Total Number of Pitches on Site as	1

of January 2020 Count	
Site Description	This site is located on a mostly developed site with large agricultural/industrial buildings with access off Tenterden Road. This site is adjacent to residential properties to the south. This site is located to the east of Cranbrook.
Site Constraints	In close proximity to Listed Buildings to the south;
Assessment of Potential for Additional Pitches	<p>It is considered that the existing density, spacing and parking between pitches is already maximised within the site boundaries in accordance with MHCLG's Good Practice Guide on Designing Gypsy and Traveller Sites (2008). Moreover, there is planning permission for the demolition of two existing dwellings and the erection of 2 replacement dwellings as well as conversion and demolition of existing barns to form 4 new dwellings (18/02170/FULL) which may result in the loss of the pitch if implemented. However, until the permission is implemented, the number of pitches will be kept at 0 rather than -1. As of 01/04/2020 this permission has not been implemented.</p> <p>Based on the above assessment, it is therefore considered that there is no potential to deliver any additional pitches:</p>
Total Number of Potential Additional Pitches	0
Expansion	0
Intensification	0
Regularisation	0

Site Name: Bassetts Farm

Site Address: Bassetts Farm and Land, Maidstone Road, Horsmonden, Tonbridge, Kent

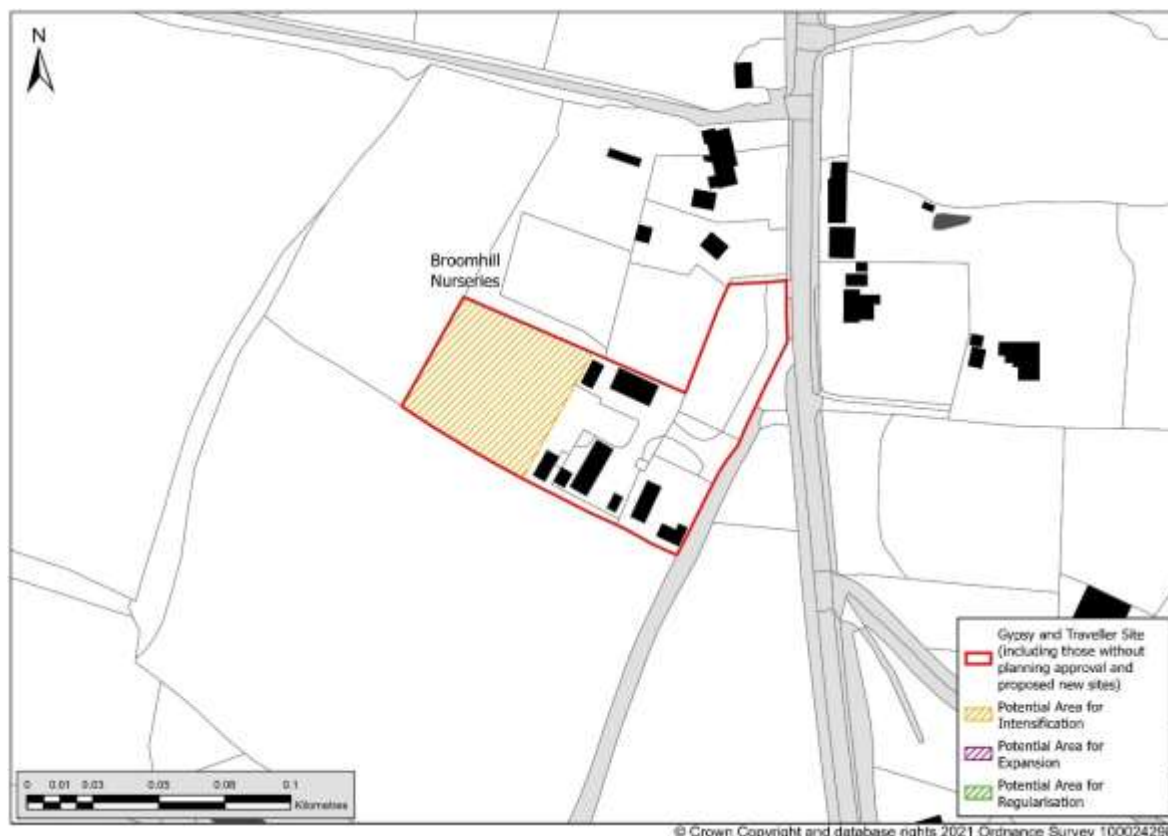


Parish	Horsmonden
Settlement	Horsmonden
Gross Area (ha)	0.25
Authorised?	Authorised (1 consented) – TW/15/509657/FULL
Temporary or Permanent Permission?	Permanent
Personal Permission?	No
Ownership?	Private
Total Number of Pitches on Site as of January 2020 Count	1
Site Description	This site is a developed site with access off Maidstone Road. This site is adjacent to residential properties and agricultural/industrial buildings. This site is surrounded by greenfield land. This site is located to north of Horsmonden.
Site Constraints	Adjacent to a Listed Building to the north-east;

	In close proximity to a Listed Building to the south-east; Wholly covered by Flood Zone 2; only partially covered by Flood Zone 3 to the far south of area proposed for expansion as per map below;
Assessment of Potential for Additional Pitches	<p>The potential area for expansion as identified in the map above primarily includes hard-standing/previously developed land and is located adjacent to an existing lawful permanent gypsy and traveller site.</p> <p>It is considered that the existing and proposed density, spacing and parking between pitches is in accordance with MHCLG's Good Practice Guide on Designing Gypsy and Traveller Sites (2008). The proposal is unlikely to cause significant visual harm to the landscape or street scene generally as the site is partially screened by surrounding vegetation (i.e. hedgerows) and existing development; additional screening may be provided as part of any submitted planning application. With consideration to the site wholly being located within Flood Zone 2, and part of this site being located within Flood Zone 3 (south part of proposed expansion only), planning permission for any potential expansion of this site will be subject to an appropriate and sufficient Flood Risk Assessment (FRA) and associated mitigation measures where they have been identified as necessary for the proposal to proceed.</p> <p>The site currently has 1 occupied pitch, with an additional 2 proposed (which would form an expansion to the south of the site), which would not be considered overbearing on the surrounding local area.</p> <p>The pitches would be outside the original farmstead and wouldn't be perceived as a permanent residential settlement that would alter the rural character of the farmstead (and the setting of the listed building).</p> <p>Assessment informed by site visit on 02 November 2020.</p> <p>The proposed area for expansion is also within the same ownership as the site area with existing approval.</p> <p>Based on the above assessment, it is therefore considered that there is the potential to deliver the following number of additional pitches:</p>
Total Number of Potential Additional Pitches	2
Expansion	2
Intensification	0
Regularisation	0

Site Name: Broomhill Nurseries

Site Address: Broomhill Nurseries, Hawkhurst Road, Cranbrook, Kent, TN17 3QD

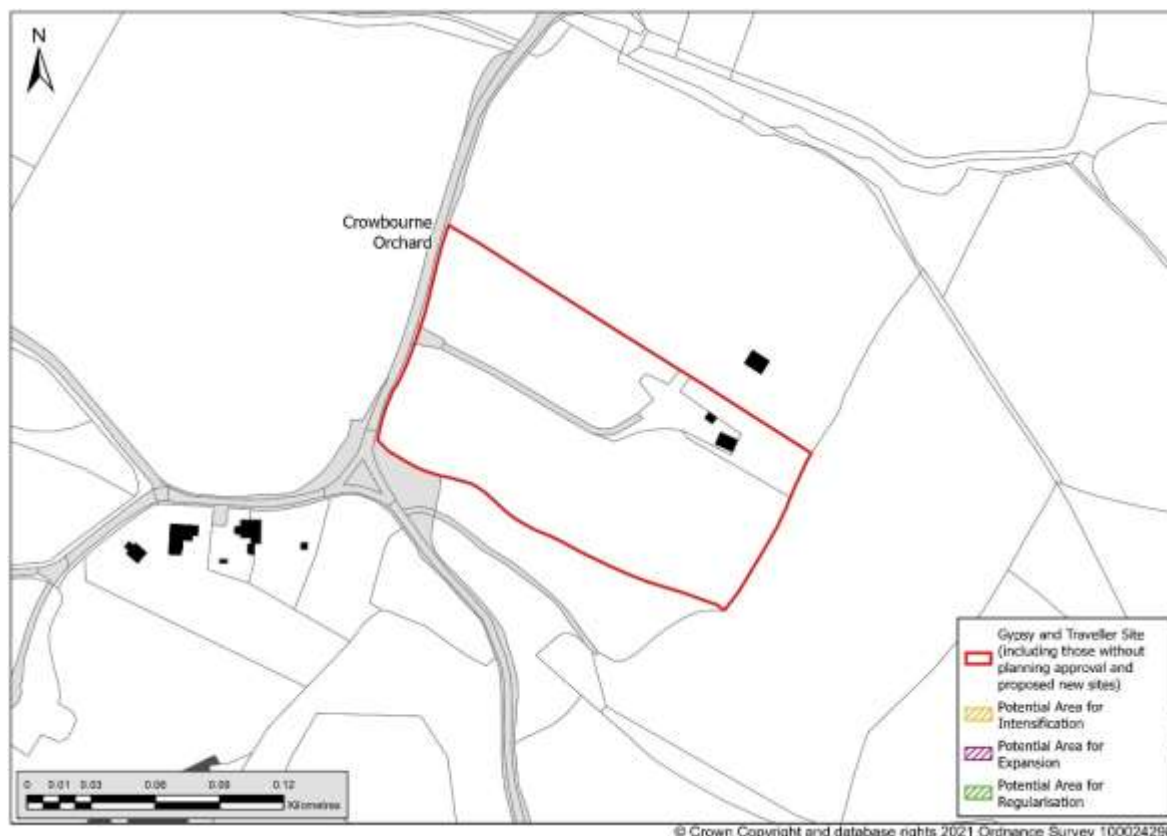


Parish	Cranbrook and Sissinghurst
Settlement	Cranbrook
Gross Area (ha)	0.77
Authorised?	Authorised (3 consented) – TW/96/01454, ENF/09/00404/CARAVN (under-enforcement notice), and TW/12/01209
Temporary or Permanent Permission?	Permanent
Personal Permission?	No
Ownership?	Private
Total Number of Pitches on Site as of January 2020 Count	3
Site Description	This site is a partly developed site (to the south-east) with access off Hawkhurst Road. The west part of the site is greenfield/undeveloped land with greenfield land surrounding the

	site. This site is located to the south-west of Cranbrook and Hartley.
Site Constraints	Area of Outstanding Natural Beauty; Adjacent to a Public Rights of Way to the east;
Assessment of Potential for Additional Pitches	<p>The potential area for intensification as identified in the map above (not all of the area identified for intensification is expected to be developed; the indicative area only shows the area of the site for which additional pitches may be located within) primarily includes greenfield/undeveloped land (unlikely to cause a significant negative impact on local natural amenity) and is located within an existing lawful permanent gypsy and traveller site.</p> <p>It is considered that the existing and proposed density, spacing and parking between pitches is in accordance with MHCLG's Good Practice Guide on Designing Gypsy and Traveller Sites (2008). The proposal is unlikely to cause significant visual harm to the landscape or street scene generally as the site is partially screened by surrounding vegetation (i.e. hedgerows) and existing development; additional screening may be provided as part of any submitted planning application.</p> <p>The site currently has 3 occupied pitches, with an additional 2 proposed (which would form an intensification within the west part of the site), which would not be considered overbearing on the surrounding local area. The proposed area for intensification is also within the same ownership as the site area with existing approval.</p> <p>Based on the above assessment, it is therefore considered that there is the potential to deliver the following number of additional pitches:</p>
Total Number of Potential Additional Pitches	2
Expansion	0
Intensification	2
Regularisation	0

Site Name: Crowbourne Orchard

Site Address: Crowbourne Orchard, Smiths Lane, Goudhurst

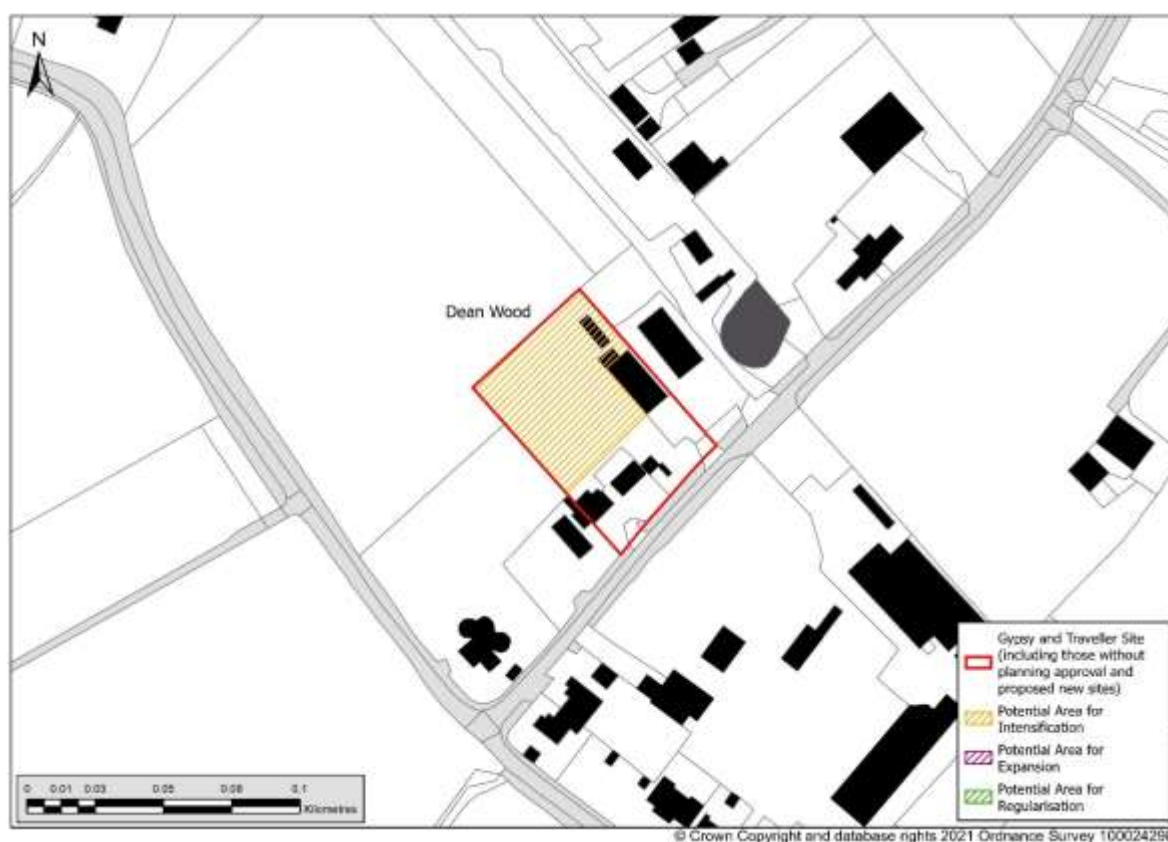


Parish	Goudhurst
Settlement	Goudhurst
Gross Area (ha)	1.84
Authorised?	Authorised (1 consented) – TW/14/502123/FULL with temporary permission, new application 18/03613/FULL permitted with temporary permission
Temporary or Permanent Permission?	Temporary for 4 years, determined 31/1/20. Expires 30/1/24
Personal Permission?	Yes
Ownership?	Private
Total Number of Pitches on Site as of January 2020 Count	1
Site Description	This site is a mostly greenfield/undeveloped site with access off Smiths Lane to the west. This site is surrounded by greenfield land. This site is located to the west of Goudhurst.

Site Constraints	Area of Outstanding Natural Beauty; Adjacent to Ancient Woodland to the south; Adjacent to a Public Rights of Way to the south;
Assessment of Potential for Additional Pitches	There is no identified capacity for intensification or expansion due to the level of AONB harm identified in appeal inspector's reports and by Tunbridge Wells Borough Council in respect of the outcome of past applications and appeals. Based on the above assessment, it is therefore considered that there is no potential to deliver any additional pitches:
Total Number of Potential Additional Pitches	0
Expansion	0
Intensification	0
Regularisation	0

Site Name: Dean Wood

Site Address: Dean Wood, Old Hay, Paddock Wood

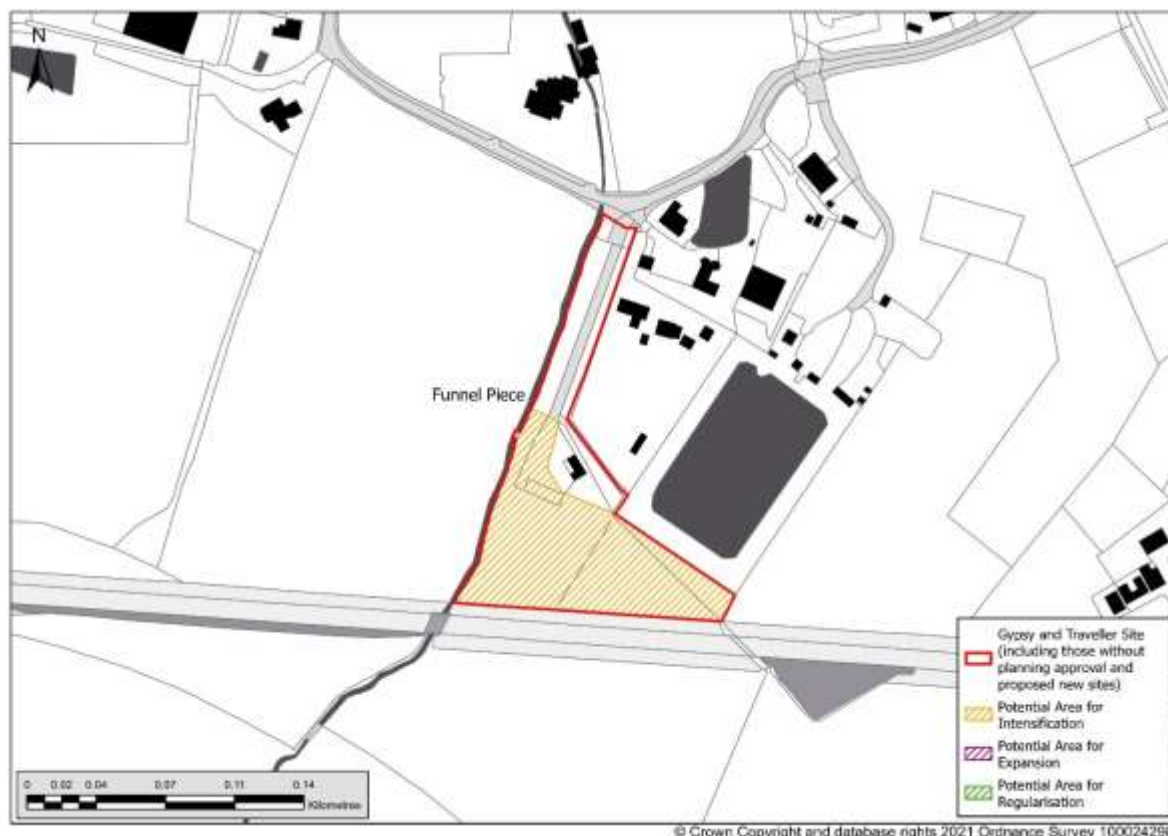


Parish	Paddock Wood
Settlement	Paddock Wood
Gross Area (ha)	0.42
Authorised?	Authorised (1 consented) – TW/91/00576/FUL
Temporary or Permanent Permission?	Permanent
Personal Permission?	Yes
Ownership?	Private
Total Number of Pitches on Site as of January 2020 Count	1
Site Description	This site is a partly developed site with greenfield/undeveloped land to the north-west. This site is adjacent to residential properties and agricultural/industrial buildings. This site is located to the south-east of Paddock Wood and to the north-east of Brenchley.
Site Constraints	Adjacent to a Public Rights of Way to the south;

Assessment of Potential for Additional Pitches	<p>The potential area for intensification as identified in the map above (not all of the area identified for intensification is expected to be developed; the indicative area only shows the area of the site for which additional pitches may be located within) primarily includes greenfield/undeveloped land (although is unlikely to cause a significant negative impact on local natural amenity) and is located within an existing lawful permanent gypsy and traveller site.</p> <p>It is considered that the existing and proposed density, spacing and parking between pitches is in accordance with MHCLG's Good Practice Guide on Designing Gypsy and Traveller Sites (2008). The proposal would not cause significant visual harm to the landscape or street scene generally as the site is well screened by surrounding vegetation (i.e. hedgerows and trees).</p> <p>The site currently has 1 occupied pitch, with an additional 2 proposed (which would form an intensification within the north-west part of the site), which would not be considered overbearing on the surrounding local area. The proposed area for intensification is also within the same ownership as the site area with existing approval.</p> <p>Based on the above assessment, it is therefore considered that there is the potential to deliver the following number of additional pitches:</p>
Total Number of Potential Additional Pitches	2
Expansion	0
Intensification	2
Regularisation	0

Site Name: Funnel Piece

Site Address: Funnel Piece, Lucks Lane, Paddock Wood, Tonbridge, TN12 6PA

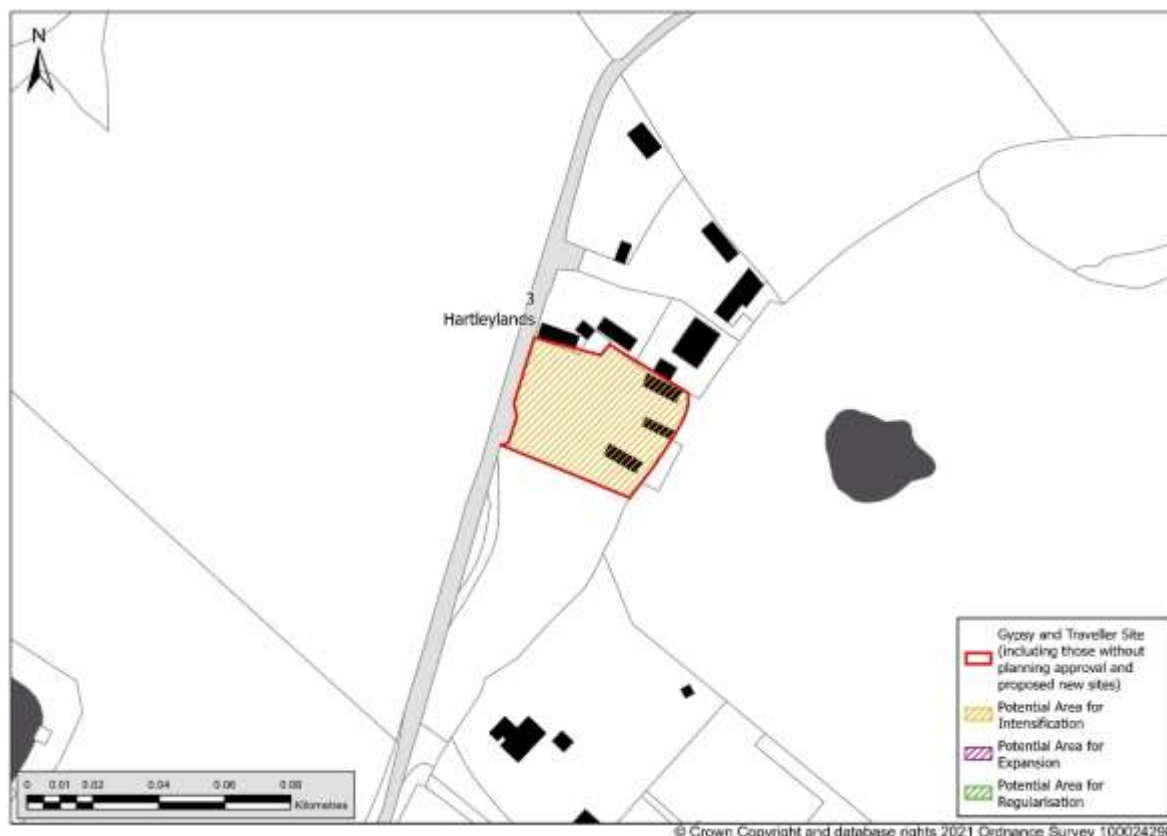


Parish	Paddock Wood
Settlement	Paddock Wood
Gross Area (ha)	0.95
Authorised?	Authorised (1 consented) – TW/16/504444/FULL (on appeal)
Temporary or Permanent Permission?	Permanent
Personal Permission?	Yes
Ownership?	Private
Total Number of Pitches on Site as of January 2020 Count	1
Site Description	This site is a mostly greenfield/undeveloped site with access off Lucks Lane. This site is adjacent to the railway line to the south and the Lucks Lane Fishery to the east. This site is located to the north-east of Paddock Wood.

Site Constraints	Public Rights of Way inside the north and east/south-east boundary; Access to the north and west boundary of the site is within Flood Zone 2 and 3;
Assessment of Potential for Additional Pitches	<p>The potential area for intensification as identified in the map above (not all of the area identified for intensification is expected to be developed; the indicative area only shows the area of the site for which additional pitches may be located within and would therefore have regard to the Public Right of Way going along the north and east/south-east boundary) primarily includes greenfield/undeveloped land (although is unlikely to cause a significant negative impact on local natural amenity) and is located within an existing lawful permanent gypsy and traveller site.</p> <p>It is considered that the existing and proposed density, spacing and parking between pitches is in accordance with MHCLG's Good Practice Guide on Designing Gypsy and Traveller Sites (2008). The proposal would not cause significant visual harm to the landscape or street scene generally as the site is well screened by surrounding vegetation (i.e. hedgerows and trees). With consideration to the site partly being located within Flood Zone 2 and 3 (access to the north and west boundary), planning permission for any potential intensification of this site will be subject to an appropriate and sufficient Flood Risk Assessment (FRA) and associated mitigation measures where they have been identified as necessary for the proposal to proceed.</p> <p>The site currently has 1 occupied pitch, with an additional 2 proposed (which would form an intensification within the south part of the site), which would not be considered overbearing on the surrounding local area. The proposed area for intensification is also within the same ownership as the site area with existing approval.</p> <p>Based on the above assessment, it is therefore considered that there is the potential to deliver the following number of additional pitches:</p>
Total Number of Potential Additional Pitches	2
Expansion	0
Intensification	2
Regularisation	0

Site Name: 3 Hartleylands

Site Address: Hartleylands, Swattenden Lane, Cranbrook (3 Hartleylands)

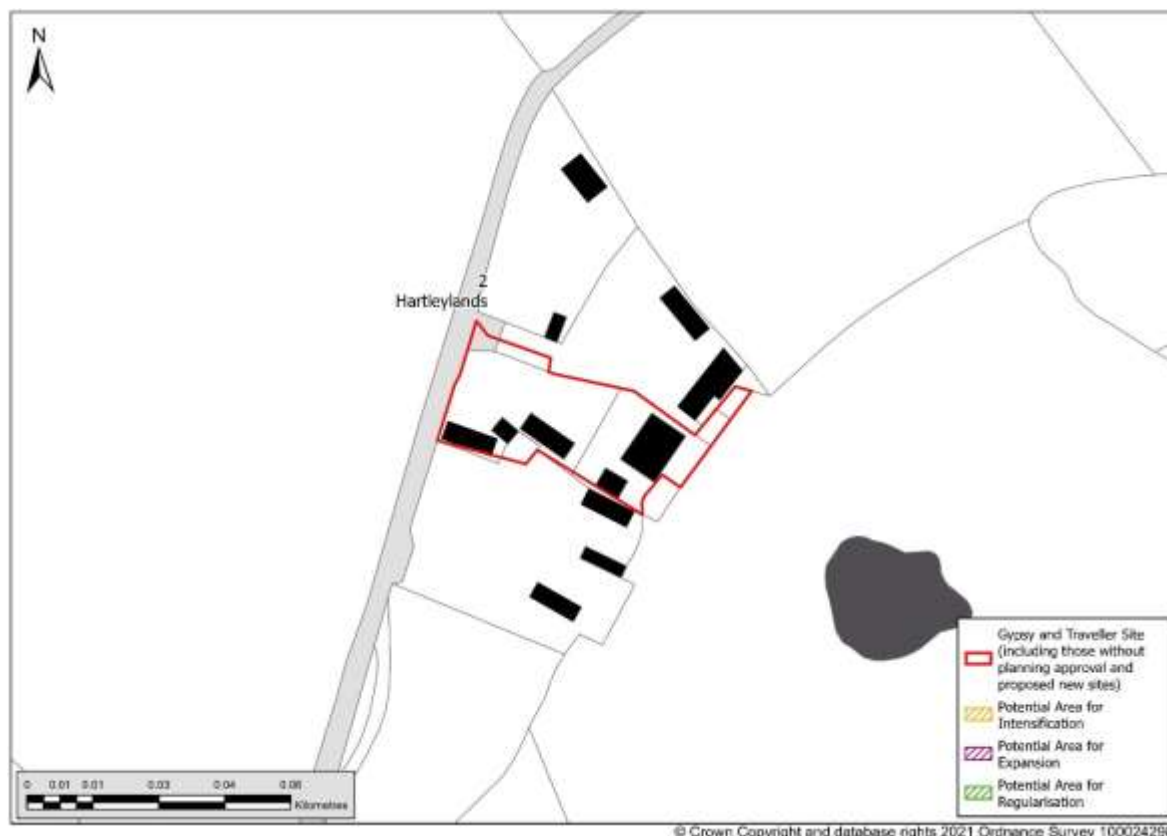


Parish	Cranbrook and Sissinghurst
Settlement	Cranbrook
Gross Area (ha)	0.17
Authorised?	Authorised (1 consented, but 2 onsite unauthorised) – TW/93/00065 and TW/12/03241/FUL and 16/503211/FULL (refused). An application (19/03123/FULL) for the variation of condition 3 of planning permission 12/03241/FUL for the number of caravans on site to increase to 6 (from no more than 2 caravans/1 pitch as per current consent) was refused 7th February 2020.
Temporary or Permanent Permission?	Permanent
Personal Permission?	Yes
Ownership?	Private
Total Number of Pitches on Site as of January 2020 Count	3 (2 unauthorised)

Site Description	This site is a mostly developed site with access to the north of Swattenden Lane. This is surrounded by greenfield land and dense woodland to the east. This site is located to the south of Cranbrook and to the east of Hartley.
Site Constraints	Area of Outstanding Natural Beauty; Adjacent to a Public Rights of Way to the west; Ancient Woodland away to the East and West;
Assessment of Potential for Additional Pitches	<p>The potential area for intensification as identified in the map above (the whole site has been identified for intensification due to the requirement that additional pitches should involve reordering/landscaping (including relocation of the existing permitted pitch) which would mean that not all of the area identified for intensification is expected to be developed; the indicative area only shows the area of the site for which additional pitches may be located within) primarily includes hard-standing/previously developed land and is located within an existing lawful permanent gypsy and traveller site (although 2 pitches onsite are unauthorised).</p> <p>It is considered that the existing and proposed density, spacing and parking between pitches is in accordance with MHCLG's Good Practice Guide on Designing Gypsy and Traveller Sites (2008). The proposal is unlikely to cause significant visual harm to the landscape or street scene generally as the site is partially screened by surrounding vegetation (i.e. hedgerows) and woodland; additional screening may be provided as part of any submitted planning application.</p> <p>The site currently has 1 occupied pitch, with an additional 0-1 proposed (which would form an intensification within the site as part of a reordering/landscaping of the whole site as mentioned above), which would not be considered overbearing on the surrounding local area. The proposed area for intensification is also within the same ownership as the site area with existing approval.</p> <p>Based on the above assessment, it is therefore considered that there is the potential to deliver the following number of additional pitches:</p>
Total Number of Potential Additional Pitches	0-1
Expansion	0
Intensification	0-1
Regularisation	0

Site Name: 2 Hartleylands

Site Address: Hartleylands, Swattenden Lane, Cranbrook (2 Hartleylands)

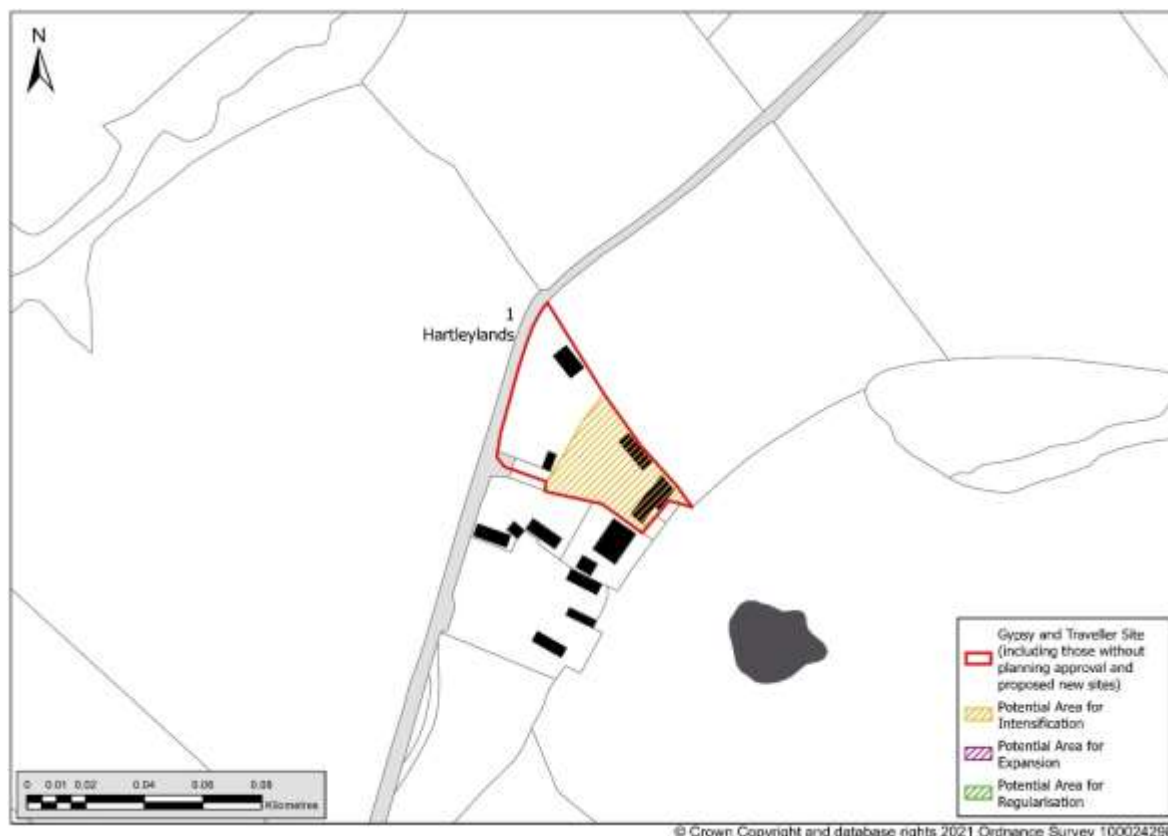


Parish	Cranbrook and Sissinghurst
Settlement	Cranbrook
Gross Area (ha)	0.13
Authorised?	Authorised (2 consented) – 93/00065/FUL retrospective application for 2 mobile homes for residential purposes
Temporary or Permanent Permission?	Permanent
Personal Permission?	N/A
Ownership?	Private
Total Number of Pitches on Site as of January 2020 Count	2
Site Description	This site is a mostly developed site with access to the north of Swattenden Lane. This is surrounded by greenfield land and dense woodland to the east. This site is located to the south of Cranbrook and to the east of Hartley.

Site Constraints	Area of Outstanding Natural Beauty; Adjacent to a Public Rights of Way to the west; Ancient Woodland away to the East and West;
Assessment of Potential for Additional Pitches	It is considered that the existing density, spacing and parking between pitches is already maximised within the site boundaries in accordance with MHCLG's Good Practice Guide on Designing Gypsy and Traveller Sites (2008). Based on the above assessment, it is therefore considered that there is no potential to deliver any additional pitches:
Total Number of Potential Additional Pitches	0
Expansion	0
Intensification	0
Regularisation	0

Site Name: 1 Hartleylands

Site Address: Land north of Hartleylands (1 Hartleylands), Swattenden Lane, Cranbrook

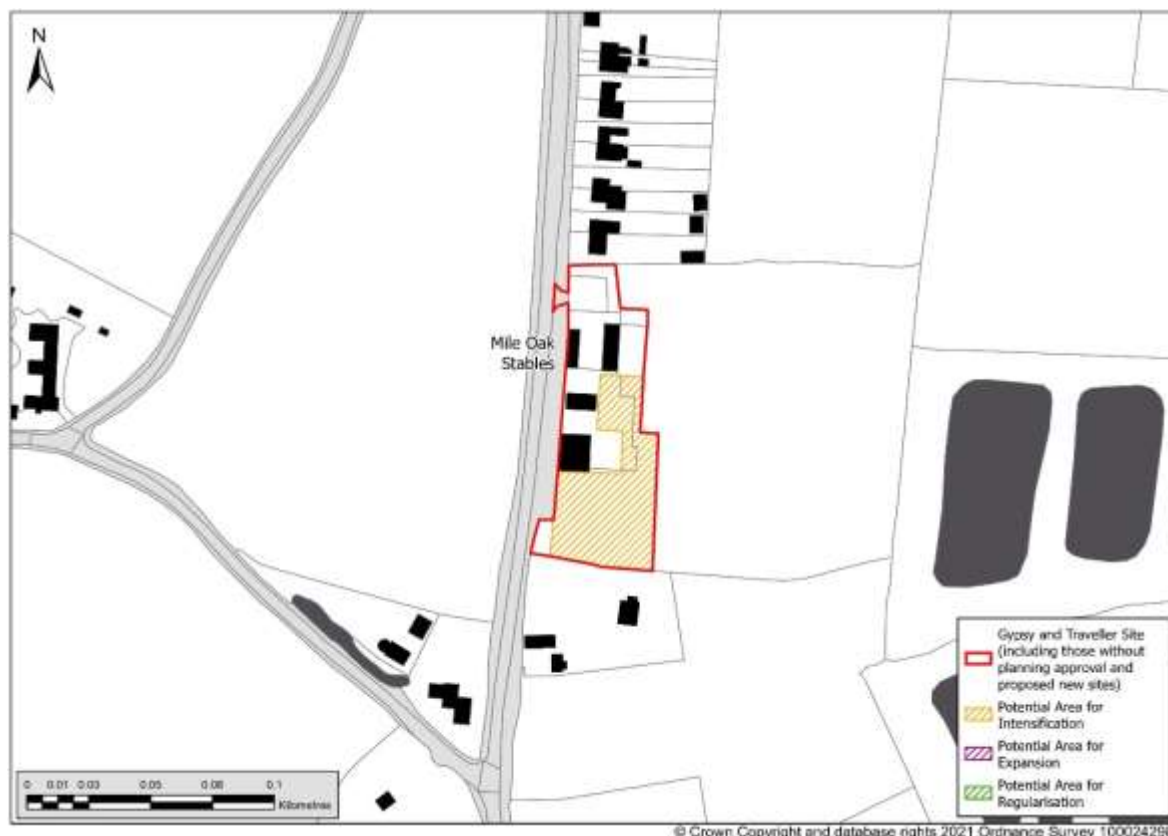


Parish	Cranbrook and Sissinghurst
Settlement	Cranbrook
Gross Area (ha)	0.23
Authorised?	Authorised (2 consented) – TW/14/506867/FULL (16/505243/FULL amended the amenity blocks)
Temporary or Permanent Permission?	N/A
Personal Permission?	N/A
Ownership?	Private
Total Number of Pitches on Site as of January 2020 Count	2
Site Description	This site is a mostly developed site with access to the north of Swattenden Lane. This is surrounded by greenfield land and dense woodland to the east. This site is located to the south of Cranbrook and to the east of Hartley.

Site Constraints	Area of Outstanding Natural Beauty; Adjacent to a Public Rights of Way to the west; Ancient Woodland away to the East and West;
Assessment of Potential for Additional Pitches	<p>The potential area for intensification as identified in the map above (not all of the area identified for intensification is expected to be developed; the indicative area only shows the area of the site for which additional pitches may be located within) primarily includes hard-standing/previously developed land and is located within an existing lawful permanent gypsy and traveller site.</p> <p>It is considered that the existing and proposed density, spacing and parking between pitches is in accordance with MHCLG's Good Practice Guide on Designing Gypsy and Traveller Sites (2008). The proposal is unlikely to cause significant visual harm to the landscape or street scene generally as the site is partially screened by surrounding vegetation (i.e. hedgerows and trees) and woodland; additional screening may be provided as part of any submitted planning application.</p> <p>The site currently has 2 occupied pitches, with an additional 2 proposed (which would form an intensification within the east part of the site), which would not be considered overbearing on the surrounding local area. The proposed area for intensification is also within the same ownership as the site area with existing approval.</p> <p>Based on the above assessment, it is therefore considered that there is the potential to deliver the following number of additional pitches:</p>
Total Number of Potential Additional Pitches	2
Expansion	0
Intensification	2
Regularisation	0

Site Name: Mile Oak Stables

Site Address: Mile Oak Stables, Mile Oak Road, Paddock Wood, Tonbridge, Kent, TN12 6NG

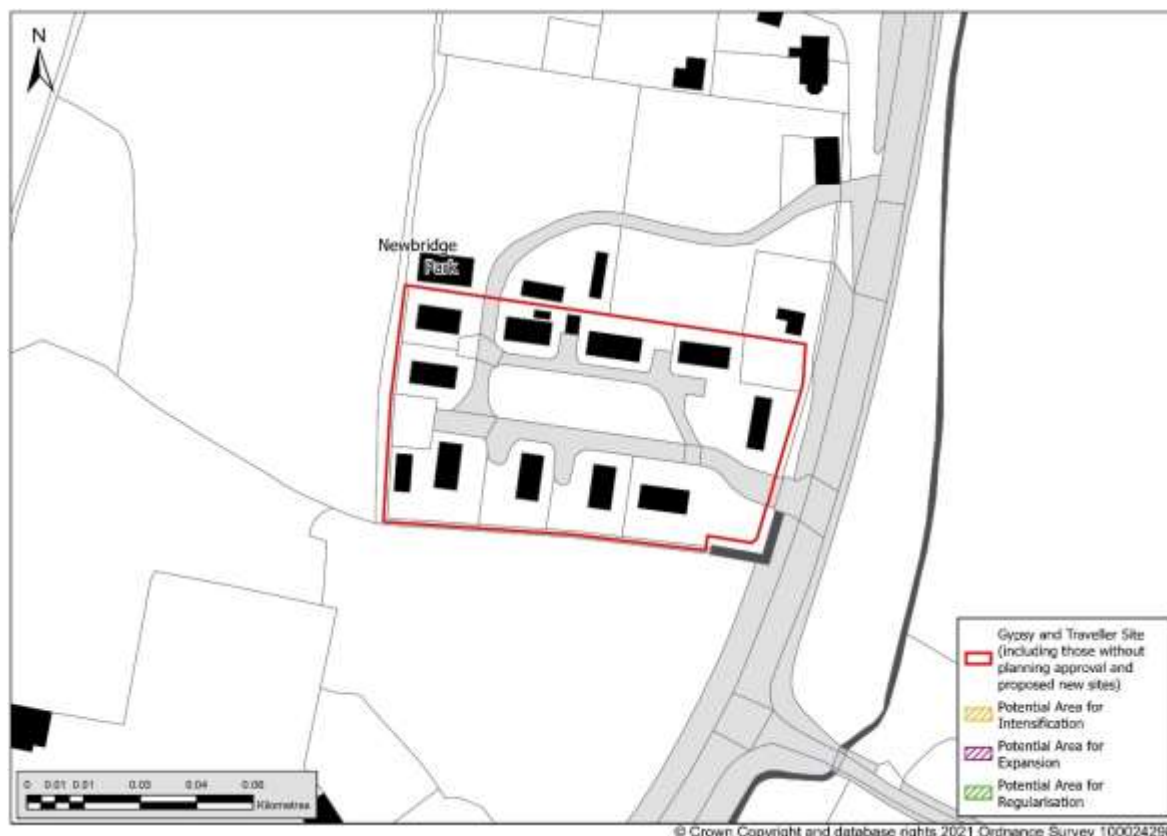


Parish	Paddock Wood
Settlement	Paddock Wood
Gross Area (ha)	0.42
Authorised?	Authorised (5 consented) – 09/02208/FUL; 18/01543/FULL – permitted for 1 additional pitch (mobile home for occupation by gypsies and travellers only); 20/00824/FULL – permitted for 3 additional pitches.
Temporary or Permanent Permission?	Permanent
Personal Permission?	Yes
Ownership?	Private
Total Number of Pitches on Site as of January 2020 Count	1
Site Description	This site is a mostly developed site with access off Mile Oak Road to the west. This site is surrounded by greenfield land and

	residential properties to the north. This site is located to the south-east of Paddock Wood.
Site Constraints	In close proximity to an area of Recreational Open Space to the north-east;
Assessment of Potential for Additional Pitches	<p>The potential area for intensification as identified in the map above (reflective of the planning consents for 4 additional pitches (18/01543/FULL and 20/00824/FULL)) partially includes hard-standing/previously developed land and is located within an existing lawful permanent gypsy and traveller site (boundary of the site is based on the recent 20/00824/FULL consent as well as the northern part of the 09/02208/FUL and 18/01543/FULL consents only).</p> <p>It is considered that the existing and proposed density, spacing and parking between pitches is in accordance with MHCLG's Good Practice Guide on Designing Gypsy and Traveller Sites (2008). The proposal is unlikely to cause significant visual harm to the landscape or street scene generally as the site is well screened by surrounding vegetation (i.e. hedgerows and trees).</p> <p>The site currently has 1 occupied pitch, with an additional 4 proposed (which would form an intensification within the west/south-west part of the site), which would not be considered overbearing on the surrounding local area. The proposed area for intensification is also within the same ownership as the site area with existing approval.</p> <p>Based on the above assessment, it is therefore considered that there is the potential to deliver the following number of additional pitches:</p>
Total Number of Potential Additional Pitches	4
Expansion	0
Intensification	4
Regularisation	0

Site Name: Newbridge Park

Site Address: Newbridge Park, Maidstone Road, Paddock Wood, TN12 6QS

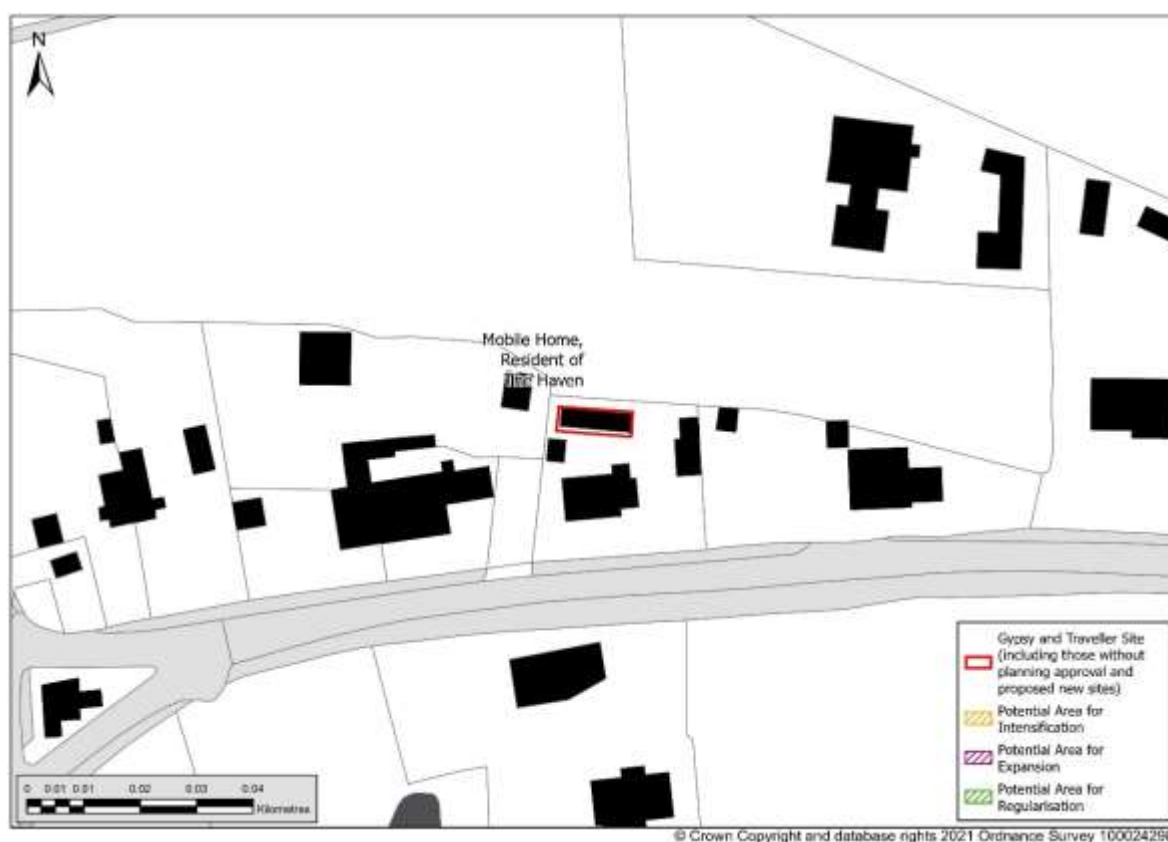


Parish	Paddock Wood
Settlement	Paddock Wood
Gross Area (ha)	0.62
Authorised?	Authorised (10 consented) – TW/94/00965/FUL, 01/02041/FUL (granted on appeal), TW/08/00679/FUL (18/01106/LDCEX on site next door)
Temporary or Permanent Permission?	Permanent
Personal Permission?	No
Ownership?	Private
Total Number of Pitches on Site as of January 2020 Count	10
Site Description	This site is a mostly developed site with access off Maidstone Road to the east. This site is located to the north of Paddock Wood.

Site Constraints	Wholly covered by Flood Zone 2 and 3;
Assessment of Potential for Additional Pitches	Although this site has consent for use by gypsies and travellers, the site is not currently considered to be in occupation by gypsies and travellers. It is therefore considered that there is no potential to deliver any pitches for occupation by gypsies and travellers:
Total Number of Potential Additional Pitches	0
Expansion	0
Intensification	0
Regularisation	0

Site Name: Mobile home, resident of The Haven

Site Address: The Haven, Tenterden Road, Cranbrook



Parish	Cranbrook and Sissinghurst
Settlement	Cranbrook
Gross Area (ha)	0.006
Authorised?	No permission but in situ since 1993 – immune from enforcement proceedings under 10 year rule
Temporary or Permanent Permission?	N/A
Personal Permission?	N/A
Ownership?	Private
Total Number of Pitches on Site as of January 2020 Count	1
Site Description	This site is located on a mostly developed site with access off Tenterden Road. This site is adjacent to residential properties to the south. This site is located to the east of Cranbrook.
Site Constraints	In close proximity to the Area of Outstanding Natural Beauty to the south;

Assessment of Potential for Additional Pitches	<p>It is considered that the existing density, spacing and parking between pitches is already maximised within the site boundaries in accordance with MHCLG's Good Practice Guide on Designing Gypsy and Traveller Sites (2008).</p> <p>Based on the above assessment, it is therefore considered that there is no potential to deliver any additional pitches:</p>
Total Number of Potential Additional Pitches	0
Expansion	0
Intensification	0
Regularisation	0

Site Name: Oak Tree Farm

Site Address: Oak Tree Farm, Wilsley Pound, Sissinghurst

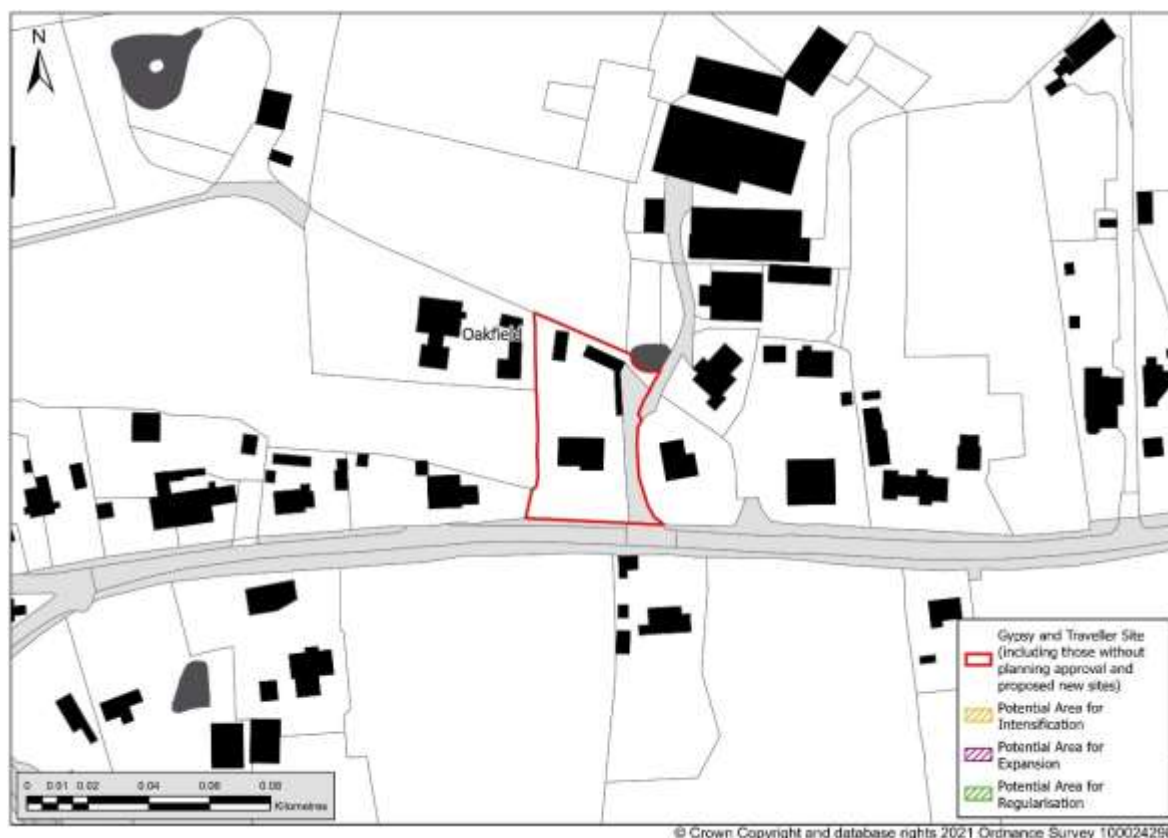


Parish	Cranbrook and Sissinghurst
Settlement	Sissinghurst
Gross Area (ha)	0.31
Authorised?	Authorised (1 consented) – TW/00/01132. 1 unauthorised pitch on site as determined on 02 November 2020 site visit.
Temporary or Permanent Permission?	Permanent
Personal Permission?	Yes
Ownership?	Private
Total Number of Pitches on Site as of January 2020 Count	2 (site visit on 02 November 2020 found 1 unlawful pitch)
Site Description	This site is a mostly developed site with access off the A229. The west/south-west 2/3rds of the site is greenfield/undeveloped land. This site is located adjacent to residential properties to the south-west and south of the site, with greenfield/undeveloped land adjoining the site to the west, north, and north-east. This site is located in Sissinghurst.

Site Constraints	Adjacent to a Conservation Area to the south-west; In close proximity to a Public Rights of Way to the west;
Assessment of Potential for Additional Pitches	<p>This site was previously allocated for development in the Draft Local Plan under site allocation AL/CRS15, however is not to be carried forward into the Pre-Submission Local Plan (Regulation 19). The potential area for regularisation as identified in the map above is the location of a currently unauthorised pitch.</p> <p>It is considered that the existing and proposed density, spacing and parking between pitches is in accordance with MHCLG's Good Practice Guide on Designing Gypsy and Traveller Sites (2008). The proposal would not cause significant visual harm to the landscape or street scene generally as the site is well screened by surrounding vegetation (i.e. hedgerows and trees). Any development on site needs to have regard to the setting of the Wilsley Pound Conservation Area as well as to existing hedgerows and mature trees on site.</p> <p>The site currently has 1 occupied pitch, with capacity for an additional pitch (to regularise the currently unlawful second pitch), which would not be considered overbearing on the surrounding local area. The proposed area for regularisation is also within the same ownership as the site area with existing approval.</p> <p>Assessment informed by site visit on 20 October 2020.</p> <p>Based on the above assessment, it is therefore considered that there is the potential to deliver the following number of additional pitches:</p>
Total Number of Potential Additional Pitches	1
Expansion	0
Intensification	0
Regularisation	1

Site Name: Oakfield

Site Address: Oakfield, Tenterden Road, Cranbrook, Kent, TN17 EPA (i.e. Land west of Golford Cottage, Tenterden Road, Cranbrook)

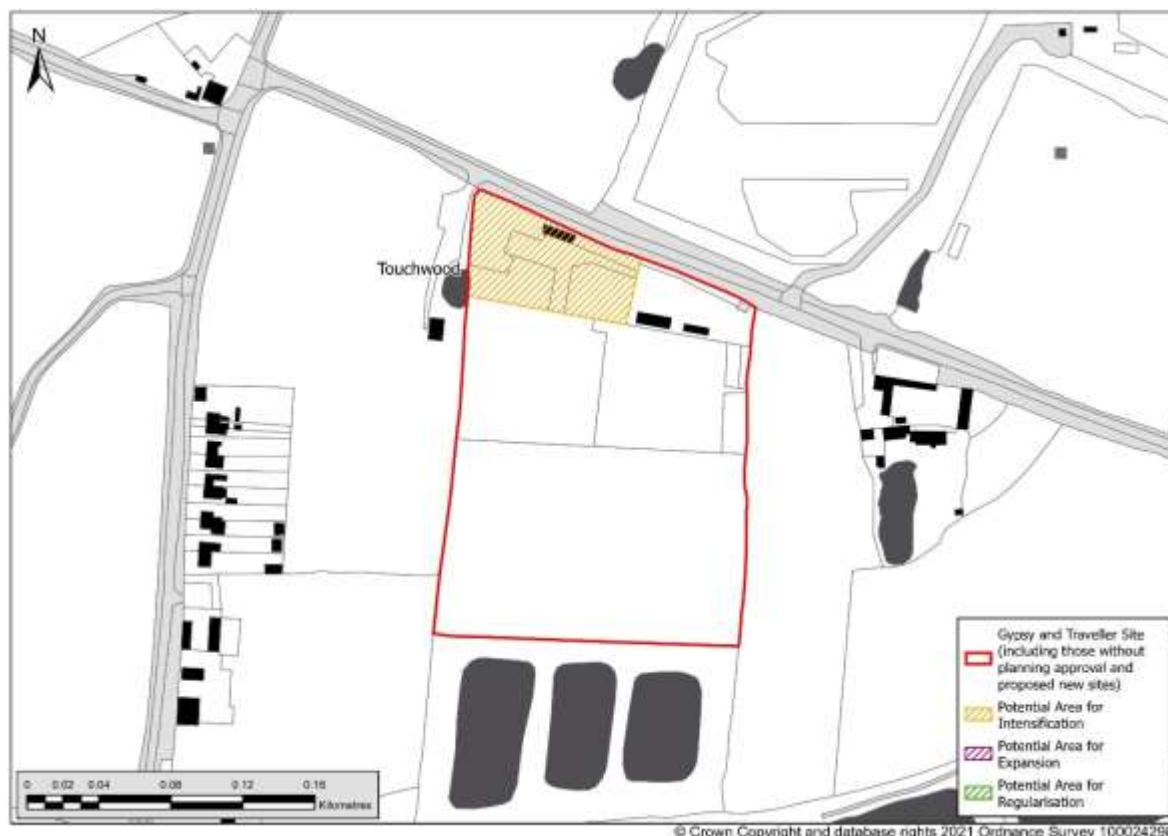


Parish	Cranbrook and Sissinghurst
Settlement	Cranbrook
Gross Area (ha)	0.21
Authorised?	Authorised (1 consented) – TW/93/00432/CEU
Temporary or Permanent Permission?	Permanent
Personal Permission?	N/A
Ownership?	Private
Total Number of Pitches on Site as of January 2020 Count	1
Site Description	This site is located on a mostly developed site with access off Tenterden Road. This site is adjacent to residential properties to the south. This site is located to the east of Cranbrook.

Site Constraints	Adjacent to the Area of Outstanding Natural Beauty to the south; Adjacent to Listed Buildings to the east and south;
Assessment of Potential for Additional Pitches	It is considered that the existing density, spacing and parking between pitches is already maximised within the site boundaries in accordance with MHCLG's Good Practice Guide on Designing Gypsy and Traveller Sites (2008). Based on the above assessment, it is therefore considered that there is no potential to deliver any additional pitches:
Total Number of Potential Additional Pitches	0
Expansion	0
Intensification	0
Regularisation	0

Site Name: Touchwood

Site Address: Touchwood, Pearsons Green Road, Paddock Wood

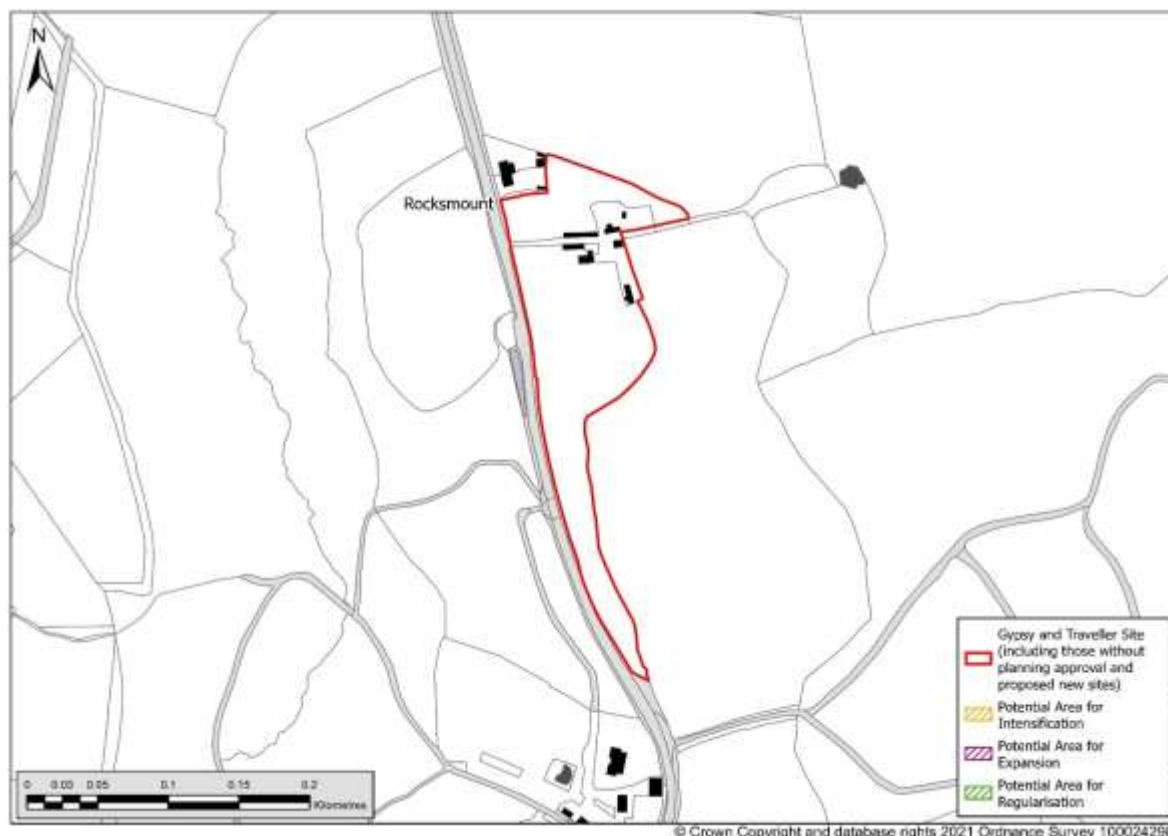


Parish	Paddock Wood
Settlement	Paddock Wood
Gross Area (ha)	3.58
Authorised?	Authorised (3 consented) – TW/12/00562/FUL (2); Plus consent for additional pitch to the west – 19/02848/FULL.
Temporary or Permanent Permission?	Permanent
Personal Permission?	Yes
Ownership?	Private
Total Number of Pitches on Site as of January 2020 Count	2
Site Description	This site is a mostly developed site with access off Pearsons Green Road to the north. There is mostly greenfield land surrounding the site with a solar farm located to the north. This site is located to the south-east of Paddock Wood.

Site Constraints	<p>In close proximity to an area of Recreational Open Space to the west;</p> <p>In close proximity to Listed Buildings to the east;</p>
Assessment of Potential for Additional Pitches	<p>The potential area for intensification (not all of the area identified for intensification is expected to be developed; the indicative area only shows the area of the site for which additional pitches may be located within) as identified in the map above includes both hard-standing/previously developed land and greenfield/undeveloped land and is located within, and adjacent to, an existing lawful permanent gypsy and traveller site (boundary of the site is based on the recent 19/02848/FULL consent).</p> <p>It is considered that the existing and proposed density, spacing and parking between pitches is in accordance with MHCLG's Good Practice Guide on Designing Gypsy and Traveller Sites (2008). The proposal would not cause significant visual harm to the landscape or street scene generally as the site is well screened by surrounding vegetation (i.e. hedgerows and trees).</p> <p>The site currently has 2 occupied pitches, with an additional 2 proposed (which would form an intensification within the west of the site), which would not be considered overbearing on the surrounding local area. The proposed area for intensification is also within the same ownership as the site area with existing approval. It should be noted that 1 of the proposed pitches for intensification has been granted consent (19/02848/FULL) but has not yet been implemented/occupied.</p> <p>Based on the above assessment, it is therefore considered that there is the potential to deliver the following number of additional pitches:</p>
Total Number of Potential Additional Pitches	2
Expansion	0
Intensification	2
Regularisation	0

Site Name: Rocksmount

Site Address: Rocksmount, Rockshill, Frittenden (TN17 2BJ)

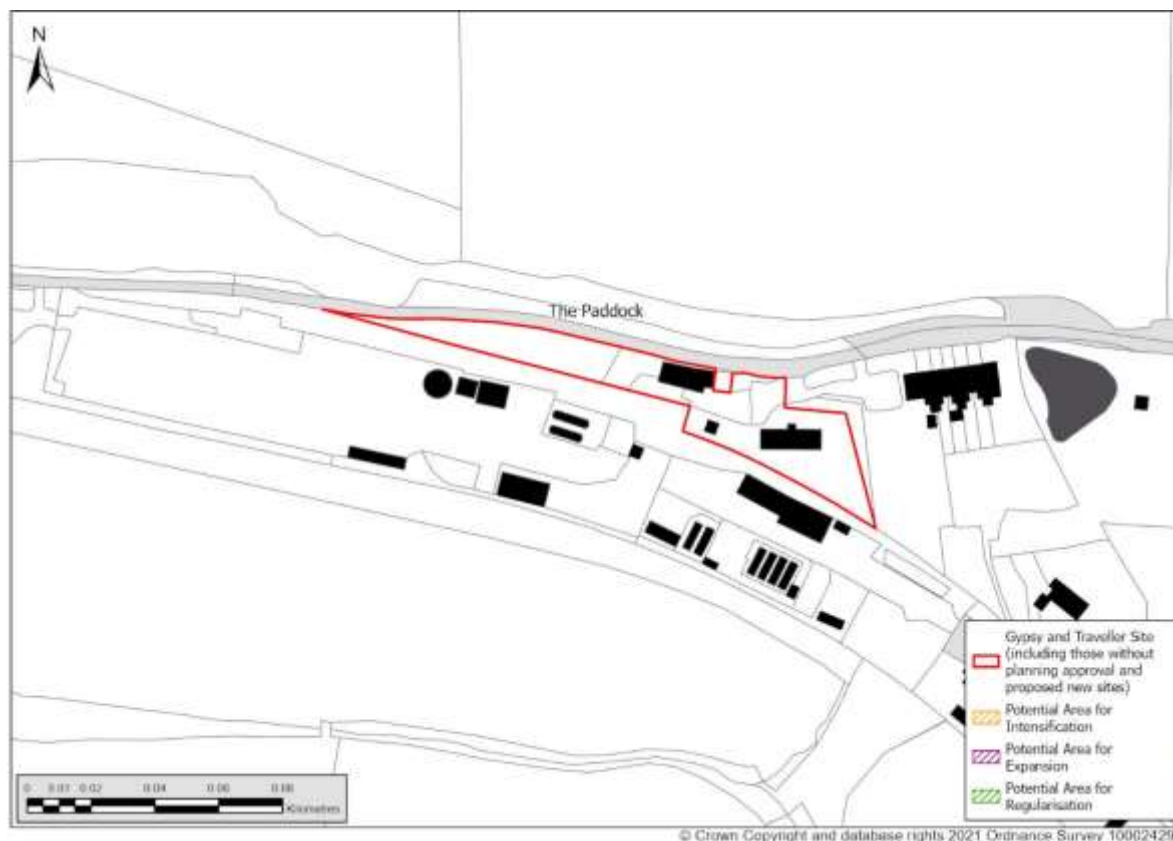


Parish	Frittenden
Settlement	Frittenden
Gross Area (ha)	1.83
Authorised?	Authorised (2 consented) – TW/87/00498
Temporary or Permanent Permission?	Permanent
Personal Permission?	No
Ownership?	Private
Total Number of Pitches on Site as of January 2020 Count	2
Site Description	This site is a mostly undeveloped site with access off Rocks Hill Road. This site and land adjoining it to the west is predominantly dense woodland. This site is located to the south-west of Frittenden.
Site Constraints	Ancient Woodland inside the north boundary;

	<p>Adjacent to Ancient Woodland to the west; In close proximity to Ancient Woodland to the east; In close proximity to a Local Wildlife Site to the east; Public Rights of Way inside the north boundary of the site; In close proximity to a Public Rights of Way to the south;</p>
Assessment of Potential for Additional Pitches	<p>This site is largely constrained by ancient woodland inside the north boundary, adjacent to the west boundary, and in close proximity to the east boundary meaning that the site is therefore not considered suitable for expansion or intensification.</p> <p>It is also considered that the existing density, spacing and parking between pitches is already maximised within the site boundaries in accordance with MHCLG's Good Practice Guide on Designing Gypsy and Traveller Sites (2008).</p> <p>Based on the above assessment, it is therefore considered that there is no potential to deliver any additional pitches:</p>
Total Number of Potential Additional Pitches	0
Expansion	0
Intensification	0
Regularisation	0

Site Name: The Paddock

Site Address: The Paddock, Bishops Lane, Cranbrook, TN17 2SS

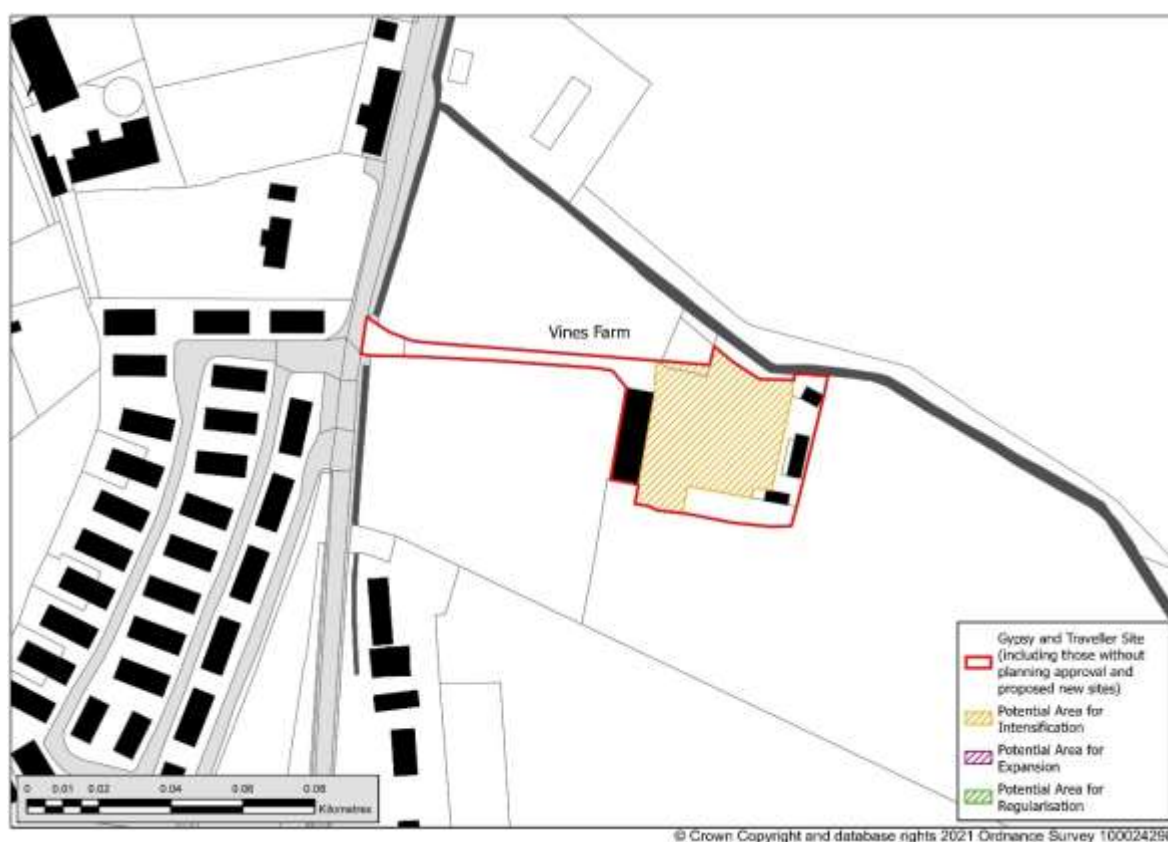


Parish	Cranbrook and Sissinghurst
Settlement	Cranbrook
Gross Area (ha)	0.24
Authorised?	Authorised (1 consented) – TW/95/10736/CEU; 98/01081/FUL – temporary permission for a mobile home; 06/01465/FUL – permanent permission for a mobile home (until no longer occupied/required by owners as a permanent residence); 17/00059/FULL – storage of 2 touring caravans (retrospective; not for residential use).
Temporary or Permanent Permission?	Permanent
Personal Permission?	Yes
Ownership?	Private
Total Number of Pitches on Site as of January 2020 Count	1

Site Description	This site is a mostly developed site with access off Bishops Lane. Industrial buildings adjoin the site to the south, residential properties to the east and dense woodland to the north/north-west. This site is located to the south-west of Cranbrook and Hartley.
Site Constraints	Area of Outstanding Natural Beauty; Local Wildlife Site; Adjacent to Ancient Woodland to the north; Adjacent to a Public Rights of Way to the north;
Assessment of Potential for Additional Pitches	This site is not currently considered to be in occupation by gypsies and travellers. It is therefore considered that there is no potential to deliver any pitches for occupation by gypsies and travellers:
Total Number of Potential Additional Pitches	0
Expansion	0
Intensification	0
Regularisation	0

Site Name: Vines Farm

Site Address: Vines Farm, Queen Street, Paddock Wood

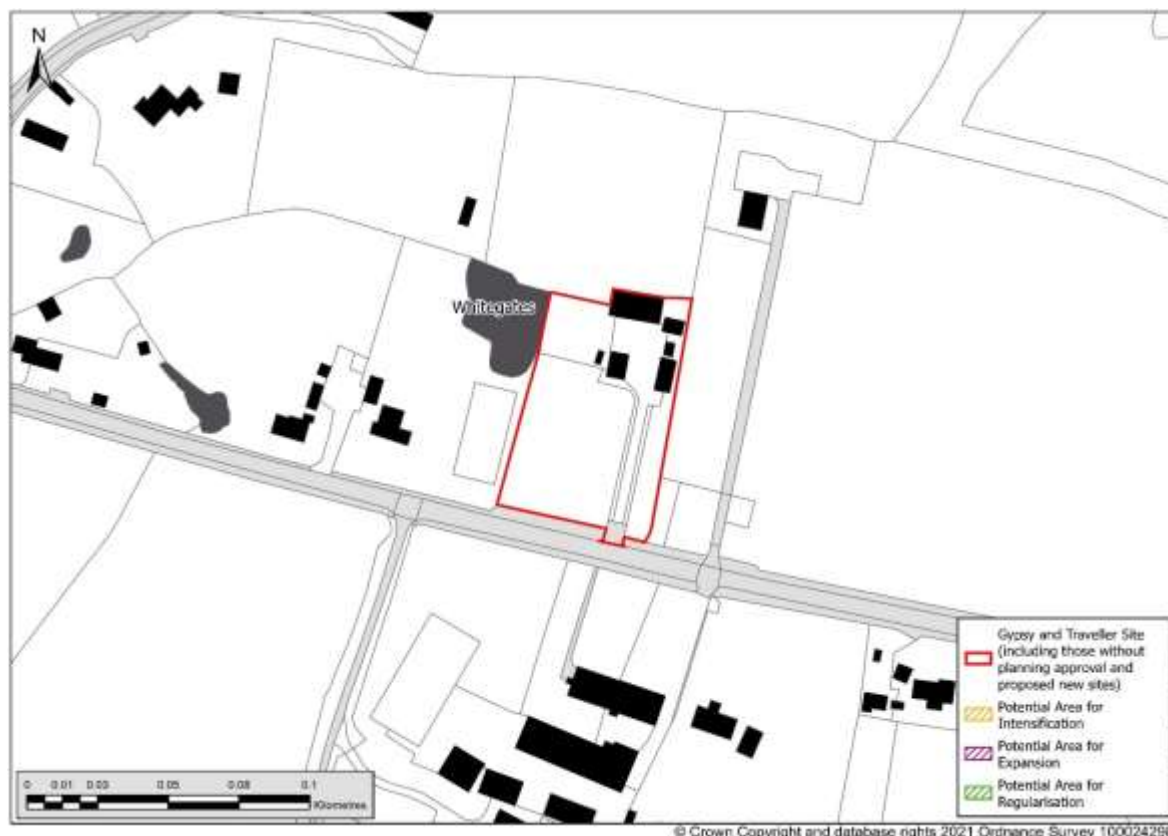


Parish	Paddock Wood
Settlement	Paddock Wood
Gross Area (ha)	0.25
Authorised?	Authorised (1 consented) – TW/08/02901 (granted on appeal)
Temporary or Permanent Permission?	Permanent
Personal Permission?	No
Ownership?	Private
Total Number of Pitches on Site as of January 2020 Count	1
Site Description	This site is a mostly developed site with access off Queen Street. This site is surrounded by greenfield land. This site is located to the north-east of Paddock Wood.
Site Constraints	Wholly within Flood Zone 2 and 3;
Assessment of Potential for Additional Pitches	The potential area for intensification as identified in the map above primarily includes hard-standing/previously developed land and is

	<p>located within an existing lawful permanent gypsy and traveller site.</p> <p>It is considered that the existing and proposed density, spacing and parking between pitches is in accordance with MHCLG's Good Practice Guide on Designing Gypsy and Traveller Sites (2008). The proposal would not cause significant visual harm to the landscape or street scene generally as the site is well screened by surrounding vegetation (i.e. hedgerows and trees). With consideration to the site wholly being located within Flood Zone 2 and 3, planning permission for any potential intensification of this site will be subject to an appropriate and sufficient Flood Risk Assessment (FRA) and associated mitigation measures where they have been identified as necessary for the proposal to proceed.</p> <p>The site currently has 1 occupied pitch, with an additional 2 proposed (which would form an intensification within the west part of the site), which would not be considered overbearing on the surrounding local area. The proposed area for intensification is also within the same ownership as the site area with existing approval.</p> <p>Based on the above assessment, it is therefore considered that there is the potential to deliver the following number of additional pitches:</p>
Total Number of Potential Additional Pitches	2
Expansion	0
Intensification	2
Regularisation	0

Site Name: Whitegates

Site Address: Whitegates, Rye Road, Sandhurst (TN18 5PG)

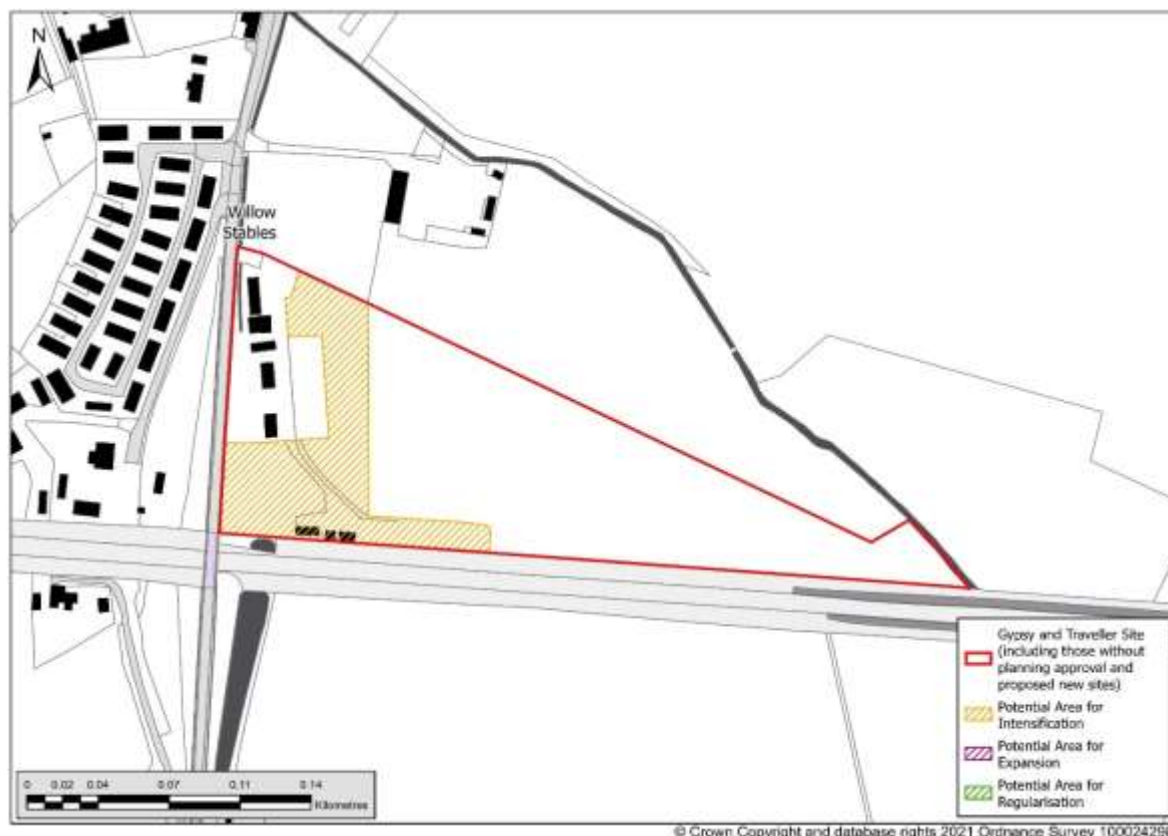


Parish	Sandhurst
Settlement	Sandhurst
Gross Area (ha)	0.43
Authorised?	Immune from enforcement (for 2 pitches), but has no permission; TW/01/02728/CEU was withdrawn. Enforcement Notice issued on site in 1968 but now withdrawn and deleted from Land Charges records. This site is now immune from enforcement under the 10-year rule.
Temporary or Permanent Permission?	N/A
Personal Permission?	N/A
Ownership?	Private
Total Number of Pitches on Site as of January 2020 Count	2

Site Description	This site is a mostly undeveloped site with access off the A268. This site adjoins residential properties to the west and undeveloped greenfield land to the north. This site is located to the east of Sandhurst.
Site Constraints	Area of Outstanding Natural Beauty; Listed Building; In close proximity to Listed Buildings to the south and south-east;
Assessment of Potential for Additional Pitches	The site currently has 2 occupied pitches. No potential additional capacity has been identified for this site. The site is within the AONB and could only be expanded by developing the undeveloped area of the site to the west of the existing pitches. This would be considered an encroachment into the countryside. There is also a pond adjacent to the north-western boundary of the site which may be inappropriate to develop near. Landowner has no identified need for additional pitches. Intensification is considered would not enhance local environment. Assessment informed by site visit on 03 November 2020.
Total Number of Potential Additional Pitches	0
Expansion	0
Intensification	0
Regularisation	0

Site Name: Willow Stables

Site Address: Willow Stables, Queen Street, Paddock Wood, Tonbridge, Kent

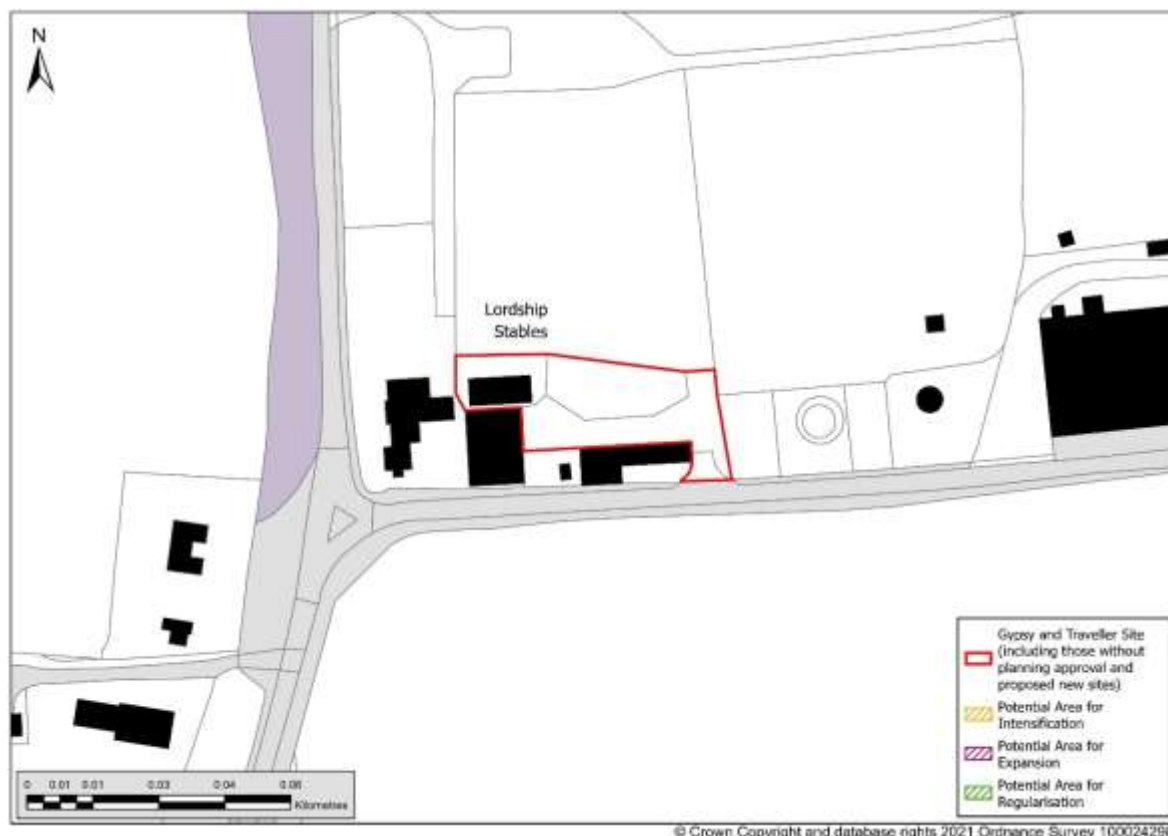


Parish	Paddock Wood
Settlement	Paddock Wood
Gross Area (ha)	2.7
Authorised?	Authorised (3 consented) – 12/00883/FUL (3-year temporary permission), 12/02927/FUL (permission made permanent on appeal), TW/16/501665/FULL and 18/00856/FULL
Temporary or Permanent Permission?	Permanent
Personal Permission?	No
Ownership?	Private
Total Number of Pitches on Site as of January 2020 Count	3
Site Description	This site is a mostly undeveloped site with access off Queen Street. This site adjoins undeveloped greenfield land to the north

	and east and the railway line to the south. This site is located to the north-east of Paddock Wood.
Site Constraints	In close proximity to a Public Rights of Way to the south-west; Wholly within Flood Zone 2 and 3;
Assessment of Potential for Additional Pitches	<p>The potential area for intensification as identified in the map above (not all of the area identified for intensification is expected to be developed; the indicative area only shows the area of the site for which additional pitches may be located within) primarily includes greenfield/undeveloped land (although is unlikely to cause a significant negative on local natural amenity) and is located within an existing lawful permanent gypsy and traveller site.</p> <p>It is considered that the existing and proposed density, spacing and parking between pitches is in accordance with MHCLG's Good Practice Guide on Designing Gypsy and Traveller Sites (2008). The proposal is unlikely to cause significant visual harm to the landscape or street scene generally as the site is partially screened by surrounding vegetation (i.e. hedgerows and trees); additional screening may be provided as part of any submitted planning application. With consideration to the site wholly being located within Flood Zone 2 and 3, planning permission for any potential intensification of this site will be subject to an appropriate and sufficient Flood Risk Assessment (FRA) and associated mitigation measures where they have been identified as necessary for the proposal to proceed.</p> <p>The site currently has 3 occupied pitches, with an additional 2-3 proposed (which would form an intensification within the central and/or east part of the site), which would not be considered overbearing on the surrounding local area. The proposed area for intensification is also within the same ownership as the site area with existing approval.</p> <p>Based on the above assessment, it is therefore considered that there is the potential to deliver the following number of additional pitches:</p>
Total Number of Potential Additional Pitches	2-3
Expansion	0
Intensification	2-3
Regularisation	0

Site Name: Lordship Stables

Site Address: Lordships Stables, Marle Place Road, Brenchley, Tonbridge, Kent, TN12 7HS

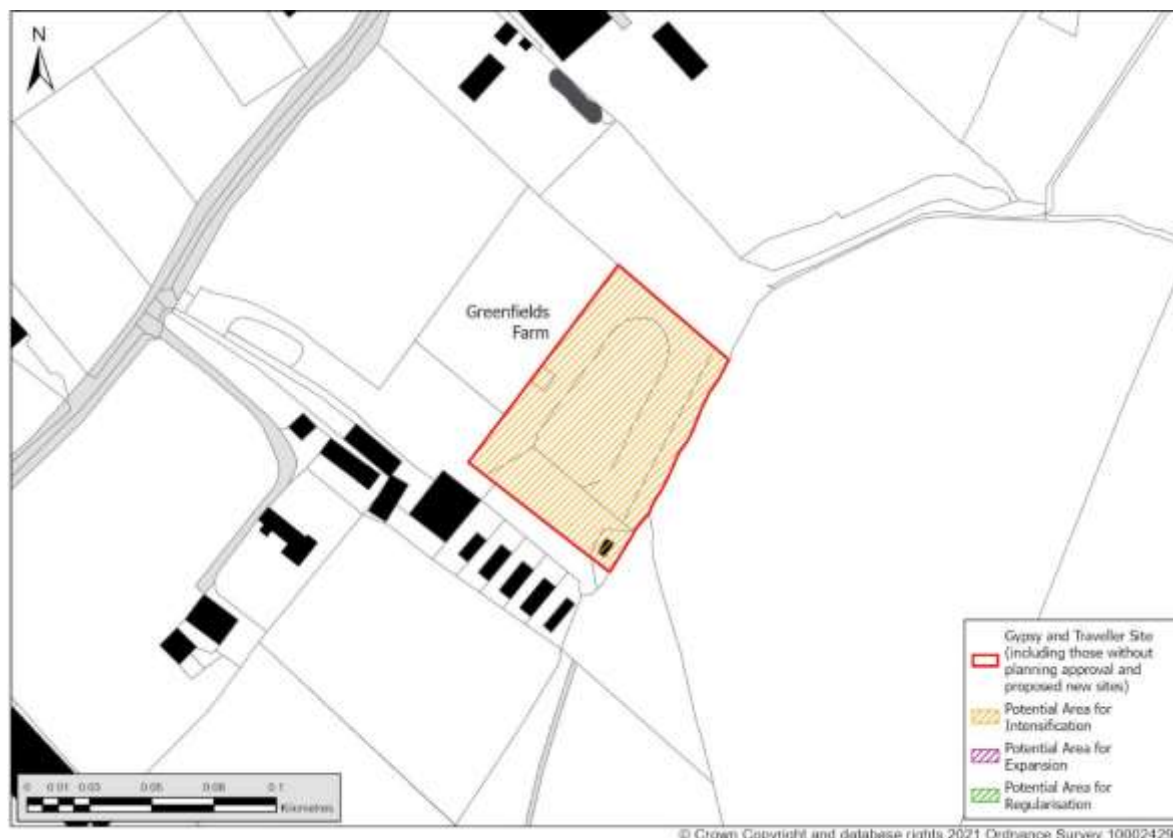


Parish	Brenchley and Matfield
Settlement	Brenchley
Gross Area (ha)	0.11
Authorised?	Authorised (1 mobile home/pitch) - 20/01504/FULL, retention of existing mobile home for residential purposes (Retrospective).
Temporary or Permanent Permission?	Permanent
Personal Permission?	No
Ownership?	Private
Total Number of Pitches on Site as of January 2020 Count	1
Site Description	This site is a mostly developed site with access off Marle Place Road to the south. This site is located to the south of Brenchley.
Site Constraints	Area of Outstanding Natural Beauty;

Assessment of Potential for Additional Pitches	This site has 1 identified Gypsy and Traveller pitch (mobile home) onsite which has been granted (retrospective) permission (20/01504/FULL) and is therefore already completed (although will be counted as a permission post-01 April 2020). No potential additional capacity has been identified for this site.
Total Number of Potential Additional Pitches	0
Expansion	0
Intensification	0
Regularisation	0

Site Name: Greenfields Farm

Site Address: Greenfields Farm, Old Hay Road, Paddock Wood, TN12 7DG



Parish	Paddock Wood
Settlement	Paddock Wood
Gross Area (ha)	0.65
Authorised?	Not an existing gypsy and traveller site. This site was a new site submission (DPC15) submitted in the Regulation 18 consultation on the Draft Local Plan and promoted for Gypsy and Traveller use. It was proposed that the land could accommodate 5-10 separate sites, depending on whether more than one pitch per site is required. Alternatively, it was proposed that a transit or touring caravan site could accommodate more pitches.
Temporary or Permanent Permission?	N/A
Personal Permission?	N/A
Ownership?	Private
Total Number of Pitches on Site as	N/A Not an existing site

of January 2020 Count	
Site Description	This site is mostly hard-standing and includes a utility block to the south for use by the existing adjacent mobile homes (consented for permanent residential use). The buildings to the west are used for light industrial use whereas the land surrounding the site to the west, east, and south-east are undeveloped open fields. The site has access to the local highway network via Old Hay Road.
Site Constraints	In close proximity to a Public Rights of Way to the north along Old Hay Road; In close proximity to a Listed Building to the north;
Assessment of Potential for Additional Pitches	<p>The potential area for intensification as identified in the map above (not all of the area identified for intensification is expected to be developed; the indicative area only shows the area of the site for which additional pitches may be located within) primarily includes hard-standing. The site is not located within an existing lawful permanent gypsy and traveller site although is adjacent to a consented permanent residential caravan site with no condition on gypsy and traveller occupation (17/02514/LDCEX). This site was a new site submission (DPC15) submitted in the Regulation 18 consultation on the Draft Local Plan and promoted for Gypsy and Traveller use. It was proposed that the land could accommodate 5-10 sites, depending on whether more than one pitch per site is required. Alternatively, it was proposed that a transit or touring caravan site would accommodate more pitches.</p> <p>It is considered that the proposed density, spacing and parking between pitches is in accordance with MHCLG's Good Practice Guide on Designing Gypsy and Traveller Sites (2008). The proposal is unlikely to cause significant visual harm to the landscape or street scene generally as the site is partially screened by surrounding vegetation (i.e. hedgerows and trees); additional screening may be provided as part of any submitted planning application.</p> <p>The site currently has no occupied pitches, with 3 proposed (which would form an intensification within the site), which would not be considered overbearing on the surrounding local area. The proposed area for intensification is also under single ownership.</p> <p>Based on the above assessment, it is therefore considered that there is the potential to deliver the following number of pitches:</p>
Total Number of Potential Additional Pitches	3
Expansion	0
Intensification	3
Regularisation	0

**If you require this document in another format,
please contact:**

Planning Policy

Planning Services

Tunbridge Wells Borough Council

Town Hall

Royal Tunbridge Wells

Kent TN1 1RS

Telephone: 01892 554056