

THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED FROM HM LAND REGISTRY SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 18 MAY 2026 AT 11:52:43. BUT PLEASE NOTE THAT THIS REGISTER VIEW IS NOT ADMISSIBLE IN A COURT IN THE SAME WAY AS AN OFFICIAL COPY WITHIN THE MEANING OF S.67 LAND REGISTRATION ACT 2002. UNLIKE AN OFFICIAL COPY, IT MAY NOT ENTITLE A PERSON TO BE INDEMNIFIED BY THE REGISTRAR IF HE OR SHE SUFFERS LOSS BY REASON OF A MISTAKE CONTAINED WITHIN IT. THE ENTRIES SHOWN DO NOT TAKE ACCOUNT OF ANY APPLICATIONS PENDING IN HM LAND REGISTRY. FOR SEARCH PURPOSES THE ABOVE DATE SHOULD BE USED AS THE SEARCH FROM DATE.

THIS TITLE IS DEALT WITH BY HM LAND REGISTRY, NOTTINGHAM OFFICE.

TITLE NUMBER: TT171000

There is no application or official search pending against this title.

A: Property Register

This register describes the land and estate comprised in the title.

KENT : TUNBRIDGE WELLS

- 1 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being land on the south-west side of Evanden Farm, Kilndown, Cranbrook (TN17 2RT).
- 2 (02.07.2004) The land has the benefit of the rights granted by a Transfer of the land in this title and other land dated 4 May 2004 made between (1) Christopher Graham Ballenden, Morar Ballenden and Peter Stephen Vaines and (2) Stewart Arnold and Heather Burns.

NOTE: Copy filed under K871684.

- 3 (08.08.2024) The land has the benefit of any legal easements granted by a Transfer of the land in this title dated 8 August 2024 made between (1) Michael Larter and (2) Curtis Love but is subject to any rights that are reserved by the said deed and affect the registered land.

NOTE: Copy filed.

- 4 (08.08.2024) The Transfer dated 8 August 2024 referred to above contains a provision as to light or air and a provision relating to the creation and/or passing of easements.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (08.08.2024) PROPRIETOR: CURTIS LOVE of The Meadows, Breach Lane, Upchurch, Sittingbourne ME9 7PE.
- 2 (08.08.2024) The price stated to have been paid on 8 August 2024 was £60,000.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 The land is subject to the following rights reserved by a Conveyance of the land in this title and other land dated 29 July 1971 made between (1) Elizabeth Maud Hussey and others (Vendors) and (2) Donald Royle Jackson Bancroft:-

"Reserving unto the Vendors and all others entitled thereto the owner

C: Charges Register continued

for the time being of the Vendors' adjoining land

FIRST free passage and running of water through the water main the approximate position of which is shown on the plan and all ancillary rights with regard to the inspection repair maintenance and replacement thereof

AND SECONDLY the free passage and running of water and soil through the drain the approximate position of which is shown by a green line on the plan to the ditch at the southern end thereof and all necessary ancillary rights with regard to the inspection repair maintenance and replacement thereof."

NOTE: The approximate position of the water main referred to is shown by a blue broken line on the title plan. The position of the drain shown by a green line referred to does not affect the land in this title.

- 2 The land is subject to any rights that are granted by a Deed dated 8 October 1971 made between (1) Donald Royle Jackson Bancroft and Elizabeth Anne Rosetta Bancroft (2) William James Denby Roberts and (3) Donald Royle Jackson Bancroft.

NOTE:-Copy filed under K366235.

- 3 (14.05.2004) The land is subject to the rights reserved by a Transfer of land lying to the east of the land in this title dated 4 May 2004 made between (1) Christopher Graham Ballenden, Morar Ballenden and Peter Stephen Vaines and (2) Mandy Diane Galloway and Jonathan Boulton.

NOTE: Copy filed under K869663.

End of register

THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED FROM HM LAND REGISTRY SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 22 AUG 2025 AT 08:07:11. BUT PLEASE NOTE THAT THIS REGISTER VIEW IS NOT ADMISSIBLE IN A COURT IN THE SAME WAY AS AN OFFICIAL COPY WITHIN THE MEANING OF S.67 LAND REGISTRATION ACT 2002. UNLIKE AN OFFICIAL COPY, IT MAY NOT ENTITLE A PERSON TO BE INDEMNIFIED BY THE REGISTRAR IF HE OR SHE SUFFERS LOSS BY REASON OF A MISTAKE CONTAINED WITHIN IT. THE ENTRIES SHOWN DO NOT TAKE ACCOUNT OF ANY APPLICATIONS PENDING IN HM LAND REGISTRY. FOR SEARCH PURPOSES THE ABOVE DATE SHOULD BE USED AS THE SEARCH FROM DATE.

THIS TITLE IS DEALT WITH BY HM LAND REGISTRY, NOTTINGHAM OFFICE.

TITLE NUMBER: TT171902

There is/are applications(s) pending against this title.

A: Property Register

This register describes the land and estate comprised in the title.

KENT : TUNBRIDGE WELLS

- 1 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land on the south-east side of Church Road, Kilndown, Cranbrook (TN17 2RT).
- 2 (02.07.2004) The land has the benefit of the rights granted by a Transfer of the land in this title and other land dated 4 May 2004 made between (1) Christopher Graham Ballenden, Morar Ballenden and Peter Stephen Vaines and (2) Stewart Arnold and Heather Burns.

NOTE: Copy filed under K871684.

- 3 (06.09.2024) The land has the benefit of any legal easements granted by a Transfer of the land in this title dated 4 September 2024 made between (1) Michael Larter and (2) Roy Christopher Draper but is subject to any rights that are reserved by the said deed and affect the registered land.

NOTE: Copy filed.

- 4 (06.09.2024) The Transfer dated 4 September 2024 referred to above contains provisions as to light or air and boundary structures and a provision relating to the creation and/or passing of easements.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (06.09.2024) PROPRIETOR: ROY CHRISTOPHER DRAPER of Hill View, Meadow Lane, Runwell, Wickford SS11 7DX.
- 2 (06.09.2024) The price stated to have been paid on 4 September 2024 was £20,000.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 The land in this title and other land is subject to the following rights reserved by a Conveyance dated 29 July 1971 made between (1) Elizabeth Maud Hussey and others (Vendors) and (2) Donald Royle Jackson Bancroft:-

C: Charges Register continued

"Reserving unto the Vendors and all others entitled thereto the owner for the time being of the Vendors' adjoining land

...

AND SECONDLY the free passage and running of water and soil through the drain the approximate position of which is shown by a green line on the plan to the ditch at the southern end thereof and all necessary ancillary rights with regard to the inspection repair maintenance and replacement thereof."

NOTE: The position of the drain shown by a green line referred to is shown by a brown broken line on the filed plan.

- 2 The land is subject to any rights that are granted by a Deed of the land in this title and other land dated 8 October 1971 made between (1) Donald Royle Jackson Bancroft and Elizabeth Anne Rosetta Bancroft (2) William James Deby Roberts and (3) Donald Royle Jackson Bancroft and affect the registered land.

NOTE: Copy filed under K366235.

- 3 (14.05.2004) The land in this title and other land is subject to the rights reserved by a Transfer of adjoining land dated 4 May 2004 made between (1) Christopher Graham Ballenden, Morar Ballenden and Peter Stephen Vaines and (2) Mandy Diane Galloway and Jonathan Boulton.

NOTE: Copy filed under K869663.

End of register

THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED FROM HM LAND REGISTRY SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 18 MAY 2026 AT 11:59:38. BUT PLEASE NOTE THAT THIS REGISTER VIEW IS NOT ADMISSIBLE IN A COURT IN THE SAME WAY AS AN OFFICIAL COPY WITHIN THE MEANING OF S.67 LAND REGISTRATION ACT 2002. UNLIKE AN OFFICIAL COPY, IT MAY NOT ENTITLE A PERSON TO BE INDEMNIFIED BY THE REGISTRAR IF HE OR SHE SUFFERS LOSS BY REASON OF A MISTAKE CONTAINED WITHIN IT. THE ENTRIES SHOWN DO NOT TAKE ACCOUNT OF ANY APPLICATIONS PENDING IN HM LAND REGISTRY. FOR SEARCH PURPOSES THE ABOVE DATE SHOULD BE USED AS THE SEARCH FROM DATE.

THIS TITLE IS DEALT WITH BY HM LAND REGISTRY, NOTTINGHAM OFFICE.

TITLE NUMBER: TT171996

There is no application or official search pending against this title.

A: Property Register

This register describes the land and estate comprised in the title.

KENT : TUNBRIDGE WELLS

- 1 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being land lying to the south-east of Church Road, Kilndown, Cranbrook.
- 2 (02.07.2004) The land has the benefit of the rights granted by a Transfer of the land in this title and other land dated 4 May 2004 made between (1) Christopher Graham Ballenden, Morar Ballenden and Peter Stephen Vaines and (2) Stewart Arnold and Heather Burns.

NOTE: Copy filed under K871684.

- 3 (09.09.2024) The land has the benefit of any legal easements granted by a Transfer of the land in this title dated 4 September 2024 made between (1) Michael Larter and (2) Wesy Bill Wally Lee but is subject to any rights that are reserved by the said deed and affect the registered land.

NOTE: Copy filed.

- 4 (09.09.2024) The Transfer dated 4 September 2024 referred to above contains provisions as to light or air and boundary structures and a provision relating to the creation and/or passing of easements.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (09.09.2024) PROPRIETOR: WESY BILL WALLY LEE of Four Oaks, Church Hill, Boughton Monchelsea, Maidstone ME17 4BU.
- 2 (09.09.2024) The price stated to have been paid on 4 September 2024 was £18,000.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 The land is subject to the following rights reserved by a Conveyance dated 29 July 1971 made between (1) Elizabeth Maud Hussey and others (Vendors) and (2) Donald Royle Jackson Bancroft:-

"Reserving unto the Vendors and all others entitled thereto the owner

C: Charges Register continued

for the time being of the Vendors' adjoining land

.....

AND SECONDLY the free passage and running of water and soil through the drain the approximate position of which is shown by a green line on the plan to the ditch at the southern end thereof and all necessary ancillary rights with regard to the inspection repair maintenance and replacement thereof."

NOTE: The position of the drain shown by a green line referred to is shown by a brown broken line on the filed plan.

- 2 (09.09.2024) The land is subject to any rights that are granted by a Deed dated 8 October 1971 made between (1) Donald Royle Jackson Bancroft and Elizabeth Anne Rosetta Bancroft (2) William James Denby Roberts and (3) Donald Royle Jackson Bancroft and affect the registered land.

NOTE: Copy filed under K366235.

- 3 (14.05.2004) The land in this title is subject to the rights reserved by a Transfer of adjoining land dated 4 May 2004 made between (1) Christopher Graham Ballenden, Morar Ballenden and Peter Stephen Vaines and (2) Mandy Diane Galloway and Jonathan Boulton.

NOTE: Copy filed under K869663.

End of register

THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED FROM HM LAND REGISTRY SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 18 MAY 2026 AT 12:03:11. BUT PLEASE NOTE THAT THIS REGISTER VIEW IS NOT ADMISSIBLE IN A COURT IN THE SAME WAY AS AN OFFICIAL COPY WITHIN THE MEANING OF S.67 LAND REGISTRATION ACT 2002. UNLIKE AN OFFICIAL COPY, IT MAY NOT ENTITLE A PERSON TO BE INDEMNIFIED BY THE REGISTRAR IF HE OR SHE SUFFERS LOSS BY REASON OF A MISTAKE CONTAINED WITHIN IT. THE ENTRIES SHOWN DO NOT TAKE ACCOUNT OF ANY APPLICATIONS PENDING IN HM LAND REGISTRY. FOR SEARCH PURPOSES THE ABOVE DATE SHOULD BE USED AS THE SEARCH FROM DATE.

THIS TITLE IS DEALT WITH BY HM LAND REGISTRY, NOTTINGHAM OFFICE.

TITLE NUMBER: TT171757

There is no application or official search pending against this title.

A: Property Register

This register describes the land and estate comprised in the title.

KENT : TUNBRIDGE WELLS

- 1 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being land lying to the south-west of Evanden Farm, Kilndown, Cranbrook (TN17 2RT).
- 2 (02.07.2004) The land has the benefit of the rights granted by a Transfer of the land in this title and other land dated 4 May 2004 made between (1) Christopher Graham Ballenden, Morar Ballenden and Peter Stephen Vaines and (2) Stewart Arnold and Heather Burns.
NOTE: Copy filed under K871684.
- 3 (08.08.2024) The land has the benefit of any legal easements reserved by a Transfer of the land lying to the north of the land in this title dated 8 August 2024 made between (1) Michael Larter and (2) Curtis Love but is subject to any rights that are granted by the said deed and affect the registered land.
NOTE: Copy filed under TT171000.
- 4 (11.11.2024) The land has the benefit of any legal easements granted by a Transfer of the land in this title dated 23 August 2024 made between (1) Michael Larter and (2) Keith Jeeves but is subject to any rights that are reserved by the said deed and affect the registered land.
NOTE: Copy filed.
- 5 (11.11.2024) The Transfer dated 23 August 2024 referred to above contains a provision as to light or air and a provision relating to the creation and/or passing of easements.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (03.09.2024) PROPRIETOR: KEITH JEEVES of 22 Hibbs Close, Swanley BR8 7FA.
- 2 (03.09.2024) The price stated to have been paid on 23 August 2024 was £138,000.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 The land subject to the following rights reserved by a Conveyance of the land in this title and other land dated 29 July 1971 made between (1) Elizabeth Maud Hussey and others (Vendors) and (2) Donald Royle Jackson Bancroft:-

"Reserving unto the Vendors and all others entitled thereto the owner for the time being of the Vendors' adjoining land

FIRST free passage and running of water through the water main the approximate position of which is shown on the plan and all ancillary rights with regard to the inspection repair maintenance and replacement thereof

AND SECONDLY the free passage and running of water and soil through the drain the approximate position of which is shown by a green line on the plan to the ditch at the southern end thereof and all necessary ancillary rights with regard to the inspection repair maintenance and replacement thereof."

NOTE: The approximate position of the water main referred to is shown by a blue broken line on the title plan. The position of the drain shown by a green line referred to does not affect the land in this title.

- 2 The land is subject to any rights that are granted by a Deed dated 8 October 1971 made between (1) Donald Royle Jackson Bancroft and Elizabeth Anne Rosetta Bancroft (2) William James Denby Roberts and (3) Donald Royle Jackson Bancroft.

NOTE:-Copy filed under K366235.

- 3 (14.05.2004) The land is subject to the rights reserved by a Transfer of land on the north east side of the land in this title dated 4 May 2004 made between (1) Christopher Graham Ballenden, Morar Ballenden and Peter Stephen Vaines and (2) Mandy Diane Galloway and Jonathan Boulton.

NOTE: Copy filed under K869663.

End of register

THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED FROM HM LAND REGISTRY SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 18 MAY 2026 AT 12:08:03. BUT PLEASE NOTE THAT THIS REGISTER VIEW IS NOT ADMISSIBLE IN A COURT IN THE SAME WAY AS AN OFFICIAL COPY WITHIN THE MEANING OF S.67 LAND REGISTRATION ACT 2002. UNLIKE AN OFFICIAL COPY, IT MAY NOT ENTITLE A PERSON TO BE INDEMNIFIED BY THE REGISTRAR IF HE OR SHE SUFFERS LOSS BY REASON OF A MISTAKE CONTAINED WITHIN IT. THE ENTRIES SHOWN DO NOT TAKE ACCOUNT OF ANY APPLICATIONS PENDING IN HM LAND REGISTRY. FOR SEARCH PURPOSES THE ABOVE DATE SHOULD BE USED AS THE SEARCH FROM DATE.

THIS TITLE IS DEALT WITH BY HM LAND REGISTRY, NOTTINGHAM OFFICE.

TITLE NUMBER: TT173927

There is no application or official search pending against this title.

A: Property Register

This register describes the land and estate comprised in the title.

KENT : TUNBRIDGE WELLS

- 1 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land on the south-east side of Church Road, Kilndown, Cranbrook.
- 2 (03.09.2024) The land has the benefit of any legal easements reserved by a Transfer of the land on the north side of the land in this title dated 23 August 2023 made between (1) Michael Larter and (2) Keith Jeeves but is subject to any rights that are granted by the said deed and affect the registered land.

NOTE: Copy filed under TT171757.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (06.11.2024) PROPRIETOR: ALBIE JOHN WILKINS of Hawksbill, Morley Lane, Bicker, Boston PE20 3DP.
- 2 (06.11.2024) The price stated to have been paid on 29 October 2024 was £25,000.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 The land is subject to the following rights reserved by a Conveyance dated 29 July 1971 made between (1) Elizabeth Maud Hussey and others (Vendors) and (2) Donald Royle Jackson Bancroft:-

"Reserving unto the Vendors and all others entitled thereto the owner for the time being of the Vendors' adjoining land

FIRST free passage and running of water through the water main the approximate position of which is shown on the plan and all ancillary rights with regard to the inspection repair maintenance and replacement thereof"

NOTE: The approximate position of the water main referred to is shown by a blue broken line on the title plan.

Title number TT173927

End of register

THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED FROM HM LAND REGISTRY SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 18 MAY 2026 AT 12:09:09. BUT PLEASE NOTE THAT THIS REGISTER VIEW IS NOT ADMISSIBLE IN A COURT IN THE SAME WAY AS AN OFFICIAL COPY WITHIN THE MEANING OF S.67 LAND REGISTRATION ACT 2002. UNLIKE AN OFFICIAL COPY, IT MAY NOT ENTITLE A PERSON TO BE INDEMNIFIED BY THE REGISTRAR IF HE OR SHE SUFFERS LOSS BY REASON OF A MISTAKE CONTAINED WITHIN IT. THE ENTRIES SHOWN DO NOT TAKE ACCOUNT OF ANY APPLICATIONS PENDING IN HM LAND REGISTRY. FOR SEARCH PURPOSES THE ABOVE DATE SHOULD BE USED AS THE SEARCH FROM DATE.

THIS TITLE IS DEALT WITH BY HM LAND REGISTRY, NOTTINGHAM OFFICE.

TITLE NUMBER: TT173872

There is no application or official search pending against this title.

A: Property Register

This register describes the land and estate comprised in the title.

KENT : TUNBRIDGE WELLS

- 1 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land on the south-east side of Church Road, Kilndown, Cranbrook.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (05.11.2024) PROPRIETOR: BILL LEE and BILL LEONARD LEE of Four Oaks, Church Hill, Boughton Monchelsea, Maidstone ME17 4BU.
- 2 (05.11.2024) The price stated to have been paid on 4 November 2024 was £35,000.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 The land is subject to the following rights reserved by a Conveyance dated 29 July 1971 made between (1) Elizabeth Maud Hussey and others (Vendors) and (2) Donald Royle Jackson Bancroft:-

"Reserving unto the Vendors and all others entitled thereto the owner for the time being of the Vendors' adjoining land

FIRST free passage and running of water through the water main the approximate position of which is shown on the plan and all ancillary rights with regard to the inspection repair maintenance and replacement thereof"

NOTE: The approximate position of the water main referred to is shown by a blue broken line on the title plan.

End of register

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

**TOWN AND COUNTRY PLANNING ACT 1990
(as amended by the Planning and Compensation Act 1991)**

ENFORCEMENT NOTICE

MATERIAL CHANGE OF USE

ISSUED BY: TUNBRIDGE WELLS BOROUGH COUNCIL (the "Council")

1. **THIS IS A FORMAL NOTICE** which is issued by the Council because it appears to them that there has been a breach of planning control, under Section 171A(1)(a) of the above Act at the Land described below. They consider that it is expedient to issue this Notice, having regard to the provisions of the Development Plan and to other material planning considerations. The Annex at the end of this Notice and the enclosures to which it refers contain important additional information.

2. THE LAND AFFECTED

Land on the South East side of Church Road, Kilndown, Cranbrook, Kent (also known as land Between Kilndown Poultry Farm and Evanden Farm) ("the Land")

3. THE BREACH OF PLANNING CONTROL ALLEGED

The material change of use of Land to the stationing of a mobile home for residential purposes including the installation of an underground foul water treatment unit, residential style fencing, and the laying of hard standing.

4. REASONS FOR ISSUING THIS NOTICE

- (i) It appears to the Council that the breach of control referred to above has occurred within the last ten years (Section 171B(1))
- (ii) The development causes significant harm to the character and appearance of the countryside, the setting of the rural lane and fails to conserve and enhance the special landscape and scenic beauty of the High Weald National Landscape. As such the proposal would be contrary to Paragraphs 187 and 189 of the National Planning Policy Framework 2024 (amended 2025), Paragraphs 26 and 27 of the Planning Policy for Traveller Sites 2024, Policies LBD1, EN1 and EN25 of the Tunbridge Wells Borough Local Plan 2006, Core Policies 4 and 14 of the Tunbridge Wells Borough Core Strategy 2010, Tunbridge Wells Borough Submission Local Plan 2021 Policies STR1 STR8, , EN1, EN12, EN13, EN18, EN19 and EN20, and Policies L1, L4, L6, L7 and T3 of the Goudhurst Neighbourhood Development Plan. The proposal also conflicts with the objectives of the High Weald Area of Outstanding Natural Beauty Management Plan and Rural Lanes SPD.

- (iii) There is insufficient evidence before the Local Planning Authority for it to be satisfied that the development does not have a detrimental impact upon the biodiversity of the site, including protected species and those of nearby Sites of Special Scientific Interest which is part of an area of Ancient Woodland. No ecological survey/s or biodiversity net gain calculations have been submitted in relation to the development and therefore it is not possible for the Local Planning Authority to assess the ecological impact of development and whether it would result in harm to any protected species, habitats, or whether it would achieve biodiversity net gain. As such, the development is contrary to Paragraphs 192 and 193 of the National Planning Policy Framework 2024 (amended 2025), Policy EN1 of the Tunbridge Wells Borough Local Plan 2006, Core Policies 4 and 14 of the Tunbridge Wells Borough Core Strategy 2010, Policies ENV1, EN9, EN12, EN13, EN18 & EN19 of the Tunbridge Wells Borough Submission Local Plan 2021 and Policies L1, L4, L6 and L7 of the Goudhurst Neighbourhood Development Plan.
- (iv) There is insufficient evidence before the Local Planning Authority for it be satisfied that the development does not pose a risk to highway safety or if visibility splays to highway standards can be achieved contrary to Policy T4 of the Tunbridge Wells Borough Local Plan 2006, Policy TR2 of the Tunbridge Wells Submission Local Plan 2021, Policy T3 of the Goudhurst Neighbourhood Development Plan and paragraphs 115 and 116 of the National Planning Policy Framework 2024 (amended 2025).

5. WHAT YOU ARE REQUIRED TO DO

- (i) Cease the residential use of the Land.
- (ii) Remove all mobile homes, caravans and trailers from the Land.
- (iii) Remove all domestic and commercial vehicles from the Land.
- (iv) Remove the foul water treatment plant and generator from the Land.
- (v) Remove all fencing from the Land.
- (vi) Remove all hard standings and hardcore from the Land.
- (vii) Remove from the Land any resultant materials, rubbish and rubble arising from compliance with steps (i) to (vi) above.
- (viii) Reinstate the Land back to its previous condition including infilling the excavation for the foul treatment plant with top soil.

6. TIME FOR COMPLIANCE

Six (6) months from when this Notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 20 June 2025 unless an appeal is made against it beforehand.

ISSUED: 16 May 2025

SIGNED:

A handwritten signature in black ink, appearing to be 'C Valmond', written over a horizontal dashed line.

Claudette Valmond
Head of Mid Kent Legal Partnership
On behalf of Tunbridge Wells Borough Council
Town Hall
Royal Tunbridge Wells
Kent
TN1 1RS

Ref:JS/T020875

YOUR RIGHT OF APPEAL

You can appeal against this Notice, but any appeal must be received, or posted in time to be received, by the Secretary of State before the date specified in paragraph 7 of the Notice.

FEE PAYABLE FOR THE DEEMED APPLICATION

If you make an appeal against this Notice under ground (a) 'that planning permission should be granted' the deemed application fee is £1,176 (being twice the amount of the usual fee payable in respect of an application for planning permission).

The fee for a Ground (a) Appeal can be paid by an on-line payment via this link www.tunbridgewells.gov.uk/planning/applications/pay ensuring that you state that it is for an appeal fee and quote the appeal reference and address of the site.

Please see the enclosed notes for guidance from the Planning Inspectorate.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this Enforcement Notice, it will take effect on the date specified in paragraph 7 of the Notice and you must then ensure that the required step(s) for complying with it, for which you may be held responsible, are taken within the period(s) specified in paragraph 6 of the Notice. Failure to comply with an Enforcement Notice which has taken effect can result in prosecution and/or remedial action by the Council.

Enforcement Notice

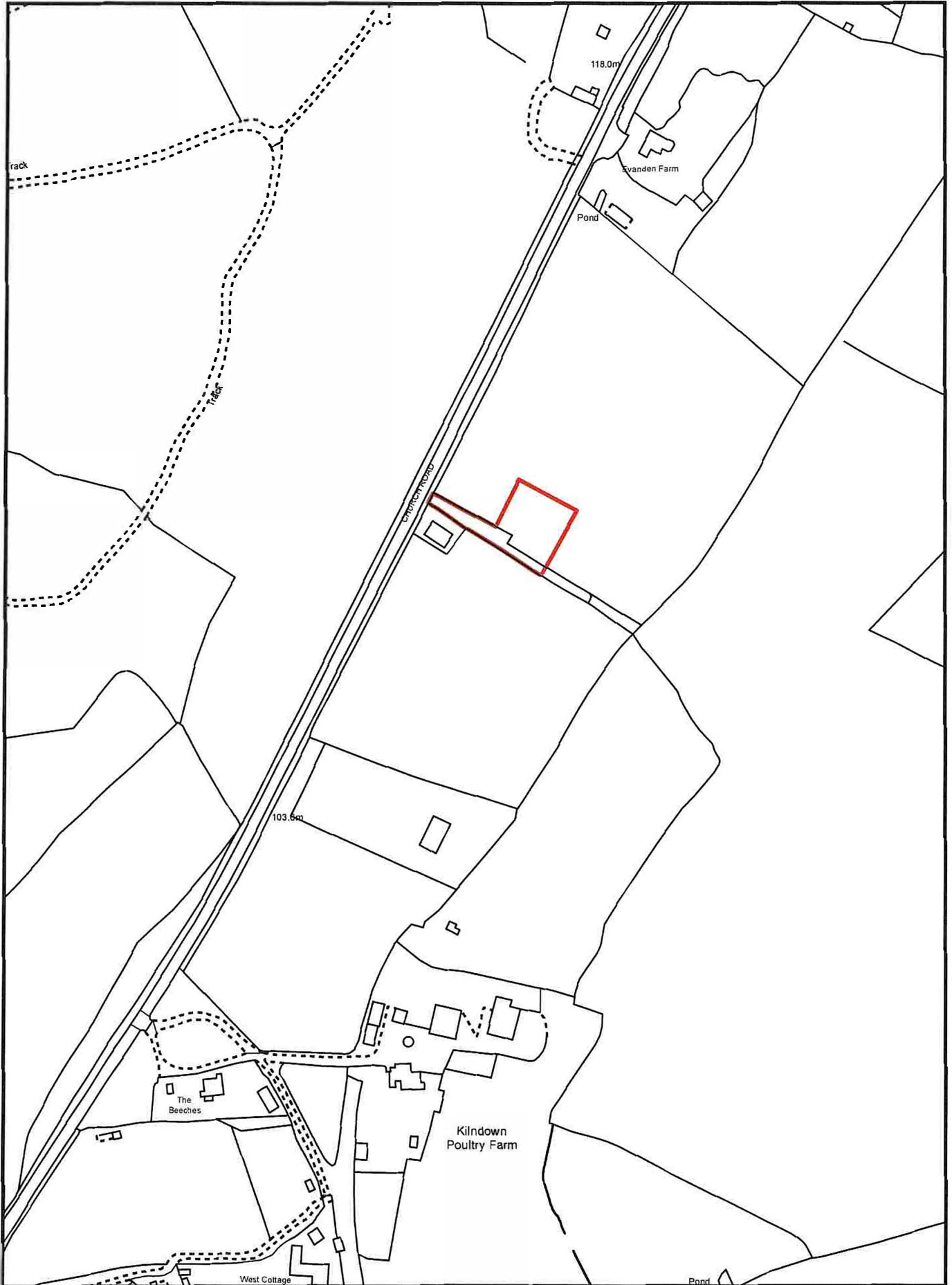
Land on the South East side of Church Road, Kilndown, Cranbrook, Kent (also known as land Between Kilndown Poultry Farm and Evanden Farm)

List of Persons Served

Name	Address 1	Address 2
Michael Larter	73 Derwent Road Tonbridge TN10 3HX	Land on the South East side of Church Road Kilndown Cranbrook Kent
Mr Bill Lee	Land on the South East side of Church Road Kilndown Cranbrook Kent	
The Owner(s)	Land on the South East side of Church Road Kilndown Cranbrook Kent	
The Occupier(s)	Land on the South East side of Church Road Kilndown Cranbrook Kent	
Any other person with an interest in:	Land on the South East side of Church Road Kilndown Cranbrook Kent	

ENFORCEMENT NOTICE

LAND PLOT 1A BETWEEN KILNDOWN POULTRY FARM & EVANDEN FARM
CHURCH ROAD KILNDOWN



Scale 1:2,500

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Map Dated: May 2025

THIS IS IMPORTANT

If you want to appeal against this enforcement notice you can do it:-

- on-line at the Appeals Casework Portal (<https://acp.planninginspectorate.gov.uk/>); or
- by getting enforcement appeal forms by phoning us on 0303 444 5000 or by emailing us at enquiries@pins.gsi.gov.uk

You MUST make sure that we receive your appeal before the effective date on the enforcement notice.

In exceptional circumstances you may give notice of appeal by letter. You should include:-

- the name of the local planning authority;
- the site address;
- your address; and
- the effective date of the enforcement notice.

We MUST receive this before the effective date on the enforcement notice. This should **immediately** be followed by your completed appeal forms.

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

**TOWN AND COUNTRY PLANNING ACT 1990
(as amended by the Planning and Compensation Act 1991)**

ENFORCEMENT NOTICE

OPERATIONAL DEVELOPMENT

ISSUED BY: TUNBRIDGE WELLS BOROUGH COUNCIL (“the Council”)

1. **THIS IS A FORMAL NOTICE** which is issued by the Council because it appears to them that there has been a breach of planning control, under Section 171A(1)(a) of the above Act at the Land described below. They consider that it is expedient to issue this Notice, having regard to the provisions of the Development Plan and to other material planning considerations. The Annex at the end of this Notice and the enclosures to which it refers contain important additional information.
2. **THE LAND AFFECTED**

Land between Kilndown Poultry Farm and Evanden Farm, Church Road, Kilndown, Cranbrook, Kent (“the Land”)
3. **THE BREACH OF PLANNING CONTROL ALLEGED**

Without planning permission the creation of an access, the removal of hedgerow and laying of hardcore.
4. **REASONS FOR ISSUING THIS NOTICE**
 - (i) It appears to the Council that the breach of control referred to above has occurred within the last four years (Section 171B(1))
 - (ii) The development causes significant harm to the rural character of the area and has more than a minimal impact on the landscape character of the locality. It causes significant harm to the character and appearance of the countryside, the setting of the rural lane and fails to conserve and enhance the landscape and scenic beauty of the High Weald National Landscape. As such the proposal would be contrary to Paragraphs 187 and 189 of the National Planning Policy Framework 2024 (amended 2025), Policies LBD1, EN1, EN25, and T4 of the Tunbridge Wells Borough Local Plan 2006, Core Policies 3, 4 and 14 of the Tunbridge Wells Borough Core Strategy 2010, Tunbridge Wells Borough Submission Local Plan 2021 Policies STR1 STR8, EN1, EN12, EN13, EN18, EN19 and EN20, and Policies L1, L4, L6, L7 and T3 of the Goudhurst Neighbourhood Development Plan. The proposal also conflicts with the objectives of the High Weald Area of Outstanding Natural Beauty Management Plan and Rural Lanes SPD.

- (iii) There is insufficient evidence before the Local Planning Authority for it to be satisfied that the development does not have a detrimental impact upon the biodiversity of the site, including protected species and those of nearby Sites of Special Scientific Interest which is part of an area of Ancient Woodland. No ecological survey/s or biodiversity net gain calculations have been submitted in relation to the development and therefore it is not possible for the Local Planning Authority to assess the ecological impact of development and whether it would result in harm to a species, habitats or achieve biodiversity net gain. As such, the development is contrary to Paragraphs 192 and 193 of the National Planning Policy Framework 2024 (amended 2025), Policy EN1 of the Tunbridge Wells Borough Local Plan 2006, Core Policies 4 and 14 of the Tunbridge Wells Borough Core Strategy 2010, Policies ENV1, EN9, EN12, EN13, EN18 & EN19 of the Tunbridge Wells Borough Submission Local Plan 2021 and Policies L1, L4, L6 and L7 of the Goudhurst Neighbourhood Development Plan.
- (iv) There is insufficient evidence before the Local Planning Authority for it be satisfied that the development does not pose a risk to highway safety as it is not clear if the necessary visibility splays can be achieved contrary to Policy T4 of the Tunbridge Wells Borough Local Plan 2006, Policy TR2 of the Tunbridge Wells Submission Local Plan 2021, Policy T3 of the Goudhurst Neighbourhood Development Plan and paragraphs 115 and 116 of the National Planning Policy Framework 2024 (amended 2025)

5. WHAT YOU ARE REQUIRED TO DO

- (i) Permanently cease use of the access point shown in its approximate location marked 'A' on the attached plan for vehicular traffic.
- (ii) Permanently remove all hardcore, wooden posts and wire fencing from the access point shown in its approximate location marked 'A' on the attached plan.
- (iii) Permanently close the access shown in its approximate location and reinstate the hedge by planting 3-year-old transplanted seedling of 30cm of Hazel (10%), Hawthorn (70%), Field Maple (10%), Hornbeam (5%) and Dog Rose (5%) in a double staggered, rows at 600mm centres. The individual plants should be supported using a cane and protected with a spiral guard, with the whole of the new hedge being protected by stock fencing to aid establishment and the hedge shall be retained as such. This must be done during the next planting season. Within three years from the date of planting, and in the event of the any plants failing, the plants will require replacement until successfully established in accordance with BS 8545:2014.

6. TIME FOR COMPLIANCE

For requirement (i) above one (1) month.

For requirement (ii) above three (3) months.

For requirement (iii) above the next planting season will be end of October 2025 to start of January 2026.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 20 June 2025 unless an appeal is made against it beforehand.

ISSUED: 16 May 2025

SIGNED:

A handwritten signature in black ink, appearing to be 'C. Valmond', written over a faint circular stamp.

Claudette Valmond

Head of Mid Kent Legal Partnership

On behalf of Tunbridge Wells Borough Council

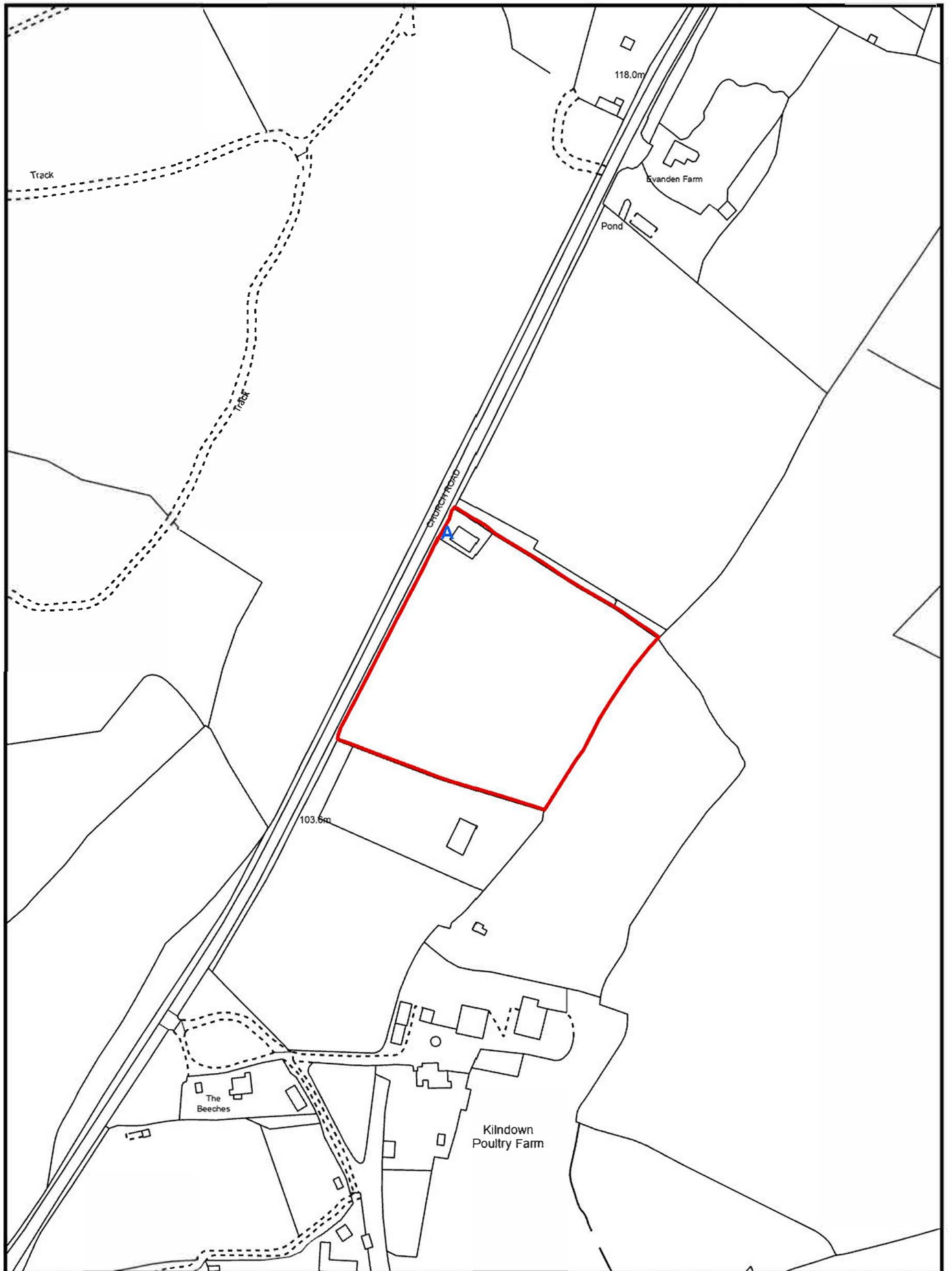
Town Hall

Royal Tunbridge Wells

Kent

TN1 1RS

Ref: JS/T020331



YOUR RIGHT OF APPEAL

You can appeal against this Notice, but any appeal must be received, or posted in time to be received, by the Secretary of State before the date specified in paragraph 7 of the Notice. The enclosed information sheet explains how you can make an appeal.

FEE PAYABLE FOR THE DEEMED APPLICATION

If you make an appeal against this Notice under ground (a) 'that planning permission should be granted' the deemed application fee is £596 (being twice the amount of the usual fee payable in respect of an application for planning permission).

The fee for a Ground (a) Appeal can be paid by an on-line payment via this link

www.tunbridgewells.gov.uk/planning/applications/pay ensuring that you state that it is for an appeal fee and quote the appeal reference and address of the site.

Please see the enclosed notes for guidance from the Planning Inspectorate.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this Enforcement Notice, it will take effect on the date specified in paragraph 7 of the Notice and you must then ensure that the required step(s) for complying with it, for which you may be held responsible, are taken within the period(s) specified in paragraph 6 of the Notice. Failure to comply with an Enforcement Notice which has taken effect can result in prosecution and/or remedial action by the Council.



The Planning Inspectorate

CST Room 3/13
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

Direct Line

0303-444 5000

THIS IS IMPORTANT

If you want to appeal against this enforcement notice you can do it:-

- on-line at the Appeals Casework Portal (<https://acp.planninginspectorate.gov.uk/>); or
- by getting enforcement appeal forms by phoning us on 0303 444 5000 or by emailing us at enquiries@pins.gsi.gov.uk

You MUST make sure that we receive your appeal before the effective date on the enforcement notice.

In exceptional circumstances you may give notice of appeal by letter. You should include:-

- the name of the local planning authority;
- the site address;
- your address; and
- the effective date of the enforcement notice.

We MUST receive this before the effective date on the enforcement notice. This should **immediately** be followed by your completed appeal forms.

Enforcement Notice

**Land at Kilndown Poultry Farm and Evanden Farm
Church Road
Kilndown
Cranbrook
TN17 2RT**

List of Persons Served

Name	Address 1	Address 2
Keith Jeeves	22 Hibbs Close Swanley Kent BR8 7FA	Land at Kilndown Poultry Farm and Evanden Farm Church Road Kilndown Cranbrook TN17 2RT
The Owner	Land at Kilndown Poultry Farm and Evanden Farm Church Road Kilndown Cranbrook TN17 2RT	
The Occupier	Land at Kilndown Poultry Farm and Evanden Farm Church Road Kilndown Cranbrook TN17 2RT	
Any other person with an interest in	Land at Kilndown Poultry Farm and Evanden Farm Church Road Kilndown Cranbrook TN17 2RT	

From: Ethan Murphy <Ethan.Murphy@TunbridgeWells.gov.uk>

AC135 Email not proceeding

Sent: 13 Oct 2025 02:02:13

To: ME@TunbridgeWells.gov.uk

Cc:

Subject: FW: 25/01299/FULL - Land Between Kilndown Poultry Farm And Evanden Farm, Church Road, Kilndown

Attachments:

From: Planning Validation (TWBC)

Sent: Friday, September 12, 2025 12:14 PM

To: Stuart Carruthers <stuarthcarruthers@gmail.com>

Subject: RE: 25/01299/FULL - Land Between Kilndown Poultry Farm And Evanden Farm, Church Road, Kilndown

Dear Stuart,

Following a number of emails, the issues that make this application invalid remain. Given no progress has been made in resolving these, this application will be closed. A refund of £588 minus a £40 admin fee will be dispatched in due course.

Kind regards,

The Planning Validation Team

From: Stuart Carruthers <stuarthcarruthers@gmail.com>

Sent: Thursday, September 4, 2025 9:24 AM

To: Planning Validation (TWBC) <PlanningValidation@TunbridgeWells.gov.uk>

Subject: Re: 25/01299/FULL - Land Between Kilndown Poultry Farm And Evanden Farm, Church Road, Kilndown

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hello

Thought had already forward this .. everything should now be OK

Stuart H CARRUTHERS

t: 01502 719 731

On Wed, 13 Aug 2025 at 16:54, Planning Validation (TWBC) <PlanningValidation@tunbridgewells.gov.uk> wrote:

Dear Stuart,

Thank you for your email. There appear to still be errors within this drawing:

1. On the North elevation there is now featured what appears to be an additional overlapping drawing (see screenshot 1)
2. The North elevation continues to not match the floor plans. At present the the floor plan does not match the elevation but has rather flipped it. Please see screenshot 2 that indicates what this should (roughly) appear as on the floor plans to match the currently provided elevations

Further to this, when measuring these plans there appears to be a discrepancy between the size of this mobile home on the proposed block plan in comparison to the proposed floor plans & elevations. The floor plan of the mobile home appear to measure at around 14.5m (see screenshot 3) whilst these appear to be roughly 12m in length on the block plan (see screenshot 4). Please confirm the measurements of the mobile home to be placed at this site and ensure that these measurements match on both the floor plan & the block plan.

We would also accept a manufacture's brochure of the proposed mobile homes, or annotated images of these homes that feature details of these measurements.

We also ask that you confirm that the floor plans & elevations provided are for all three of the proposed mobile homes.

Thank you for your patience,

The Planning Validation Team

From: Stuart Carruthers <stuarthcarruthers@gmail.com>

Sent: Thursday, August 7, 2025 2:35 PM

To: Planning Validation (TWBC) <PlanningValidation@TunbridgeWells.gov.uk>

Subject: Fwd: 25/01299/FULL - Land Between Kilndown Poultry Farm And Evanden Farm, Church Road, Kilndown

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Attached r5

I have been through this with a toothcomb.. and can find no errors now.

Stuart H CARRUTHERS

t: 01502 719 731

----- Forwarded message -----

From: Planning Validation (TWBC) <PlanningValidation@tunbridgewells.gov.uk>

Date: Thu, 31 Jul 2025 at 16:45

Subject: RE: 25/01299/FULL - Land Between Kilndown Poultry Farm And Evanden Farm, Church Road, Kilndown

To: Stuart Carruthers <stuarthcarruthers@gmail.com>

Dear Stuart,

Thank you for this updated plan. The floor plan & the south elevation continue to not match. Please can these be amended.

Kind regards,

The Planning Validation Team

From: Stuart Carruthers <stuarthcarruthers@gmail.com>

Sent: Sunday, July 27, 2025 8:44 PM

To: Planning Validation (TWBC) <PlanningValidation@TunbridgeWells.gov.uk>

Subject: Fwd: 25/01299/FULL - Land Between Kilndown Poultry Farm And Evanden Farm, Church Road, Kilndown

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hello

Have amended the drawing as requested

Stuart H CARRUTHERS

t: 01502 719 731

----- Forwarded message -----

From: Planning Validation (TWBC) <PlanningValidation@tunbridgewells.gov.uk>

Date: Thu, 17 Jul 2025 at 14:53

Subject: RE: 25/01299/FULL - Land Between Kilndown Poultry Farm And Evanden Farm, Church Road, Kilndown

To: Stuart Carruthers <stuarthcarruthers@gmail.com>

Dear Stuart,

Thank you for forwarding this amended plan.

Unfortunately this plan appears to not match. The bow window cannot appear in the same position on both the north and south elevations. Where it is featured on one end for the north, it should feature on the opposite end for the south. The doors

& windows featured on the northern elevation also appear to not match those provided on the floor plans. Please amend these drawings.

Kind regards,
The Planning Validation Team

From: Stuart Carruthers <stuarthcarruthers@gmail.com>
Sent: Tuesday, July 15, 2025 8:50 AM
To: Planning Validation (TWBC) <PlanningValidation@TunbridgeWells.gov.uk>
Subject: Fwd: 25/01299/FULL - Land Between Kilndown Poultry Farm And Evanden Farm, Church Road, Kilndown

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attached

wbw

Stuart H CARRUTHERS
t: 01502 719 731

----- Forwarded message -----

From: Planning Validation (TWBC) <PlanningValidation@tunbridgewells.gov.uk>
Date: Fri, 11 Jul 2025 at 16:34
Subject: RE: 25/01299/FULL - Land Between Kilndown Poultry Farm And Evanden Farm, Church Road, Kilndown
To: Stuart Carruthers <stuarthcarruthers@gmail.com>

Dear Stuart,

Thank you for your email. We have added this block plan to the application and uploaded your email to file (with redactions) as confirmation of the ancillary works.

Unfortunately, the North elevation appears to not match the floor plans provided. The window projecting on the West elevation also appears to feature on the North but not the South elevation. Please can this be amended.

Kind regards,

The Planning Validation Team

From: Stuart Carruthers <stuarthcarruthers@gmail.com>
Sent: Monday, July 7, 2025 3:17 PM
To: Planning Technical (TWBC) <PlanningTechnical@TunbridgeWells.gov.uk>
Subject: Re: 25/01299/FULL - Land Between Kilndown Poultry Farm And Evanden Farm, Church Road, Kilndown

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognize the sender and know the content is safe.

with the attachments

apologies

SHC
t: 01502 719 731

On Mon, 7 Jul 2025 at 15:15, Stuart Carruthers <stuarthcarruthers@gmail.com> wrote:

Attached is the information requested. There is an existing access from the property to the north.

Ancillary works are things like fitting of down lighters, increase in area of hardstanding on the land.

Stuart H CARRUTHERS
t: 01502 719 731

----- Forwarded message -----

From: Planning Technical (TWBC) <PlanningTechnical@tunbridgewells.gov.uk>

Date: Fri, 4 Jul 2025 at 17:24

Subject: 25/01299/FULL - Land Between Kilndown Poultry Farm And Evanden Farm, Church Road, Kilndown

To: stuarthcarruthers@gmail.com <stuarthcarruthers@gmail.com>

Dear Applicant,

Please see attached a letter regarding outstanding invalid points on planning application number 25/01299/FULL. Please action within the next 5 working days.

With Thanks,



Planning Technical Team

E: Planning@TunbridgeWells.gov.uk

Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS

www.tunbridgewells.gov.uk

This e-mail is confidential and intended solely for the use of the individual to whom it is addressed. Any views or opinions presented are solely those of the author and do not necessarily represent those of Tunbridge Wells Borough Council. If you are not the intended recipient, be advised that you have received this e-mail in error and that any use, dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this e-mail in error please notify Tunbridge Wells Borough Council on telephone +44 (0)1892 526121 or e-mail to info@tunbridgewells.gov.uk.

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Mr K Jeeves
C/O Mr Mark Rickards
Bacchus Design Limited
Blacksmiths Cottage
St Peters View
Sible Hedingham
CO9 3PL

1 May 2025

PLANNING DECISION NOTICE

APPLICANT:	Mr K Jeeves
DEVELOPMENT TYPE:	All other minor development
APPLICATION REFERENCE:	25/00511/FULL
PROPOSAL:	Change of use of land to equestrian, construction of stable building for horses together with highway access crossover & access driveway
ADDRESS:	Land Between Kilndown Poultry Farm And Evanden Farm, Church Road, Kilndown, Cranbrook, Kent

The Council hereby **REFUSES** Permission/Consent for the above for the following Reason(s):

- (1) The proposal by virtue of the size, scale, height, design and position of the stable building combined with the associated development and access, would result in a prominent form of development that would cause harm to the landscape and visual character of the area and the rural lane and in turn would not conserve or enhance the landscape and scenic beauty of the High Weald National Landscape. The application is contrary to Chapter 12 and paragraphs 187 and 189 of the National Planning Policy Framework (2024); Core Policies 4, 5 and 14 of the Tunbridge Wells Borough Council Core Strategy (2010); Policies LBD1, EN1 and EN25 of the Tunbridge Wells Borough Council Local Plan (2006); emerging Policies EN1, EN18 and EN19 of the Submission Local Plan (2021); Policies L1 and L4 of the Goudhurst Neighbourhood Plan (2022) and the High Weald AONB Management Plan 2024-2029.

- (2) Insufficient evidence has been provided to show that the required visibility splays at the new access onto Church Road can be achieved and that the land within the visibility splays can be maintained free from any obstruction. Therefore, the proposal fails to show that it would not have an unacceptable impact on highway safety and would be contrary to paragraph 116 of the National Planning Policy Framework (2024).

Informative(s):

- (1) The plans taken into consideration in reaching the decision to refuse planning permission are:

Preliminary Ecological Appraisal
Biodiversity Net Gain Statement
BNG Matrix

24/21/001A Site Location & Block Plan
24/21/002 Stables Floor and Roof Plans & Elevations
24/21/003 Highway Visibility Splay Plan

The Council's approach to this application:

In accordance with paragraph 39 of the National Planning Policy Framework (NPPF), the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and proactive manner by:

- Offering pre-application advice.
- Where possible, suggesting solutions to secure a successful outcome.
- As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance:

- This application was not considered to comply with the provisions of the Development Plan and NPPF as submitted, and would have required substantial changes such that a new application would be required.



Carlos Hone
Head of Planning
Tunbridge Wells Borough Council

IMPORTANT: YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES

NOTIFICATION TO APPLICANT FOLLOWING REFUSAL OF CONSENT OR GRANT OF CONSENT SUBJECT TO CONDITIONS

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority (LPA) to refuse permission for the proposed development, or to grant it subject to Conditions, then you can appeal to the Secretary of State (SoS) under the Town and Country Planning Act 1990, the Planning (Listed Buildings and Conservation Areas) Act 1990 or Control of Advertisements Regulations 1989.

Please see “Development Type” on page 1 of the decision notice to identify which type of appeal is relevant for the following:

- If this is a decision to refuse permission for a Householder application or a Minor Commercial application and you want to appeal the decision, or any of the conditions imposed, then you must do so within 12 weeks of the date of this notice.
- In all other cases, you will need to submit your appeal against the decision, or any of the conditions imposed, within 6 months of the date of this notice.

For applications relating to Enforcement Notices:

- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and if you want to appeal against the decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is subsequently served and relates to the same or substantially the same land and development and if you want to appeal against the decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder or minor commercial application decision] of the date of this notice, whichever period expires earlier.

For applications refused on the grounds of Biodiversity Net Gain:

- If your application for the approval of the Biodiversity Gain Plan is refused by the local planning authority (acting as the planning authority for the plan), the person submitting the plan may appeal to the Secretary of State against the decision, under [section 78 of the Town and Country Planning Act 1990](#).
- There is no right to appeal where a Biodiversity Gain Plan is refused by the Secretary of State, (as the planning authority for the plan). Secretary of State decisions can only be challenged on certain statutory grounds, where a challenge is brought within 6 weeks of the decision under [section 288 of the Town and Country Planning Act 1990](#).

Appeals must be made to the Planning Inspectorate and further details can be found at <https://www.planningportal.co.uk/info/200207/appeals>.

The SoS can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The SoS need not consider an appeal if it seems to the SoS that the LPA could not have granted advertisement consent for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Mr B Lee
 c/o Mr Tim Spencer
 Birchmere
 South Road
 Hythe
 CT21 6AT



12 August 2025

PLANNING DECISION NOTICE

APPLICANT:	Mr B Lee
DEVELOPMENT TYPE:	Traveller Caravan Pitches
APPLICATION REFERENCE:	25/01360/FULL
PROPOSAL:	(Retrospective) Change of use of land for the siting of a mobile home, touring caravan & outbuilding with erection of fence & gate for Gypsy / Traveller occupation
ADDRESS:	Land East of land between Kilndown Poultry Farm and Evanden Farm Church Road Kilndown Cranbrook Kent

The Council hereby **REFUSES** Permission/Consent for the above for the following Reason(s):

- (1) The development is located in an unsustainable location outside the Limits to Built Development and causes significant harm to the rural character, openness, and appearance of the countryside and has more than a minimal impact on the landscape character due to its siting and appearance. The proposal therefore fails to conserve and enhance the landscape and scenic beauty of the High Weald National Landscape. The development also results in an unsympathetic change to the character of the Rural Lane, and by virtue of its siting represents inappropriate agricultural land management. The pitch would also not be physically contained against unauthorised extension. The proposal is therefore contrary to paragraphs 110, 115, 187 and 189 of the National Planning Policy Framework 2024, Paragraphs 26 and 27 of the Planning Policy for Traveller Sites 2024, Policies LBD1, EN1, EN25, and H4 of the Tunbridge Wells Borough Local Plan 2006, Core Policies 4, 5, and 14 of the Tunbridge Wells Borough Core Strategy 2010, Policies L1, L4, D1, and D2 of the Goudhurst Neighbourhood Development Plan 2022, and emerging Policies STR1, STR8, EN1, EN4, EN18, EN19, and H9 of the Tunbridge Wells Borough Submission Local Plan 2021. The proposal also conflicts with the objectives of the Tunbridge Wells Borough Landscape Character Assessment, the High Weald Area of Outstanding Natural Beauty Management Plan 2024-2029 and associated guidance, and the Tunbridge Wells Borough Rural Lanes Supplementary Planning Document.

- (2) The development would cause less than substantial harm (lower end) to the Evanden Farm Historic Farmstead due to the change of use and character of the site from its historical agricultural use and by virtue of the separation of the 'blue line' land from the wider field. No information has been provided on the heritage impact of the proposal, and whether the proposal has had regard to its historical setting. The proposal therefore fails to accord with paragraphs 207 and 216 of the National Planning Policy Framework 2024, Core Policy 4 of the Tunbridge Wells Borough Core Strategy 2010, Policy L4 of the Goudhurst Neighbourhood Development Plan 2022, emerging Policies STR8, EN4, and EN5 of the Tunbridge Wells Borough Submission Local Plan 2021, and the Tunbridge Wells Borough Farmsteads Assessment Guidance Supplementary Planning Document.
- (3) Insufficient information has been submitted to adequately demonstrate that the proposed development could be achieved without a detrimental impact upon the biodiversity of the site, including protected species. No ecological assessments, surveys, nor biodiversity net gain calculation have been submitted and therefore it is not possible to assess the impact of development and whether it would result in harm to a species or its habitat or achieve net gain. There are no exceptional circumstances considered to apply. The proposal is therefore contrary to paragraphs 187, 189, and 193 of the National Planning Policy Framework 2024, National Planning Practice Guidance and Circular 06/2005, Policy EN1 of the Tunbridge Wells Borough Local Plan 2006, Core Policies 4, 5, and 14 of the Tunbridge Wells Borough Core Strategy 2010, Policy L6 of the Goudhurst Neighbourhood Development Plan 2021, and emerging Policies EN1, EN9, and EN10 of the Tunbridge Wells Borough Submission Local Plan 2021.

Informative(s):

- (1) The plans and documents which are the subject of this decision are:
- Application Form
 - Self-Build Proforma
 - Planning Statement
 - Email From Agent (Proposal Confirmation)
 - Plan No.: 25049TS-PP-01-MP-A1 - Proposed Mobile Home Floor Plans and Elevations
 - Plan No.: 25049TS-PP-02 - Site Location Plan
 - Plan No.: 25049TS-PP-03 - Proposed Block Plan
 - Plan No.: 25049TS-PP-04-FE-A1 - Proposed Fence & Gate Elevations
 - Plan No.: 25049TS-PP-05 - Proposed Outbuilding Floor Plans & Elevations

The Council's approach to this application:

In accordance with paragraph 39 of the National Planning Policy Framework (NPPF), the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and proactive manner by:

- Offering pre-application advice.
- Where possible, suggesting solutions to secure a successful outcome.
- As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance:

- The application was considered to be fundamentally contrary to the provisions of the Development Plan and the NPPF, and there were not considered to be any solutions to resolve this conflict.



Carlos Hone
Head of Planning
Tunbridge Wells Borough Council

IMPORTANT: YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES

NOTIFICATION TO APPLICANT FOLLOWING REFUSAL OF CONSENT OR GRANT OF CONSENT SUBJECT TO CONDITIONS

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority (LPA) to refuse permission for the proposed development, or to grant it subject to Conditions, then you can appeal to the Secretary of State (SoS) under the Town and Country Planning Act 1990, the Planning (Listed Buildings and Conservation Areas) Act 1990 or Control of Advertisements Regulations 1989.

Please see “Development Type” on page 1 of the decision notice to identify which type of appeal is relevant for the following:

- If this is a decision to refuse permission for a Householder application or a Minor Commercial application and you want to appeal the decision, or any of the conditions imposed, then you must do so within 12 weeks of the date of this notice.
- In all other cases, you will need to submit your appeal against the decision, or any of the conditions imposed, within 6 months of the date of this notice.

For applications relating to Enforcement Notices:

- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and if you want to appeal against the decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is subsequently served and relates to the same or substantially the same land and development and if you want to appeal against the decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder or minor commercial application decision] of the date of this notice, whichever period expires earlier.

For applications refused on the grounds of Biodiversity Net Gain:

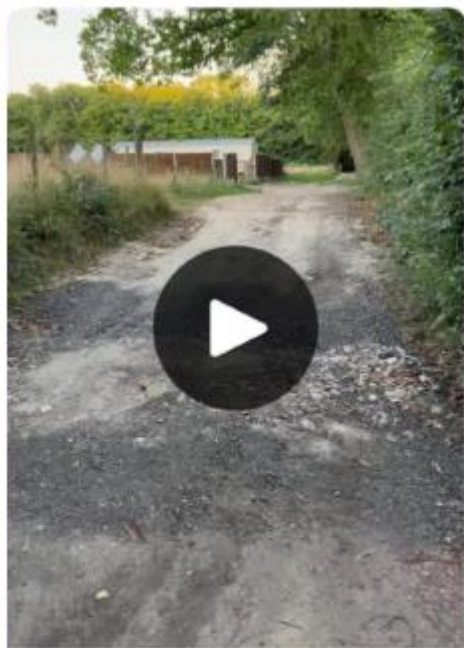
- If your application for the approval of the Biodiversity Gain Plan is refused by the local planning authority (acting as the planning authority for the plan), the person submitting the plan may appeal to the Secretary of State against the decision, under [section 78 of the Town and Country Planning Act 1990](#).
- There is no right to appeal where a Biodiversity Gain Plan is refused by the Secretary of State, (as the planning authority for the plan). Secretary of State decisions can only be challenged on certain statutory grounds, where a challenge is brought within 6 weeks of the decision under [section 288 of the Town and Country Planning Act 1990](#).

Appeals must be made to the Planning Inspectorate and further details can be found at <https://www.planningportal.co.uk/info/200207/appeals>.

The SoS can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The SoS need not consider an appeal if it seems to the SoS that the LPA could not have granted advertisement consent for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

AC/138 Screen shot of Bill Lee Facebook post.



**Kent Land For Sale Or Rent |
Land for sale goudhurst kent |
Facebook**

Land for sale goudhurst kent

Planning is in now for 1 mobile one
tora and one day room

Water and generator ...

facebook.com

[https://www.facebook.com
/share/p/1AZYM7qcC6/
?mibextid=wwXlfr](https://www.facebook.com/share/p/1AZYM7qcC6/?mibextid=wwXlfr)

07:35

AC/139 Photograph of Plot 2



AC/140 Photograph of mobile home now empty.



AC/141 Photograph showing inside mobile home is now empty of furniture.



AC/142 Photograph Touring caravan and van gone. Rubber mats and tarpaulin placed over the top of wastewater treatment unit.



AC/143 Screen shot from Facebook of Wesy Lee putting land up for sale.

18:16 53

Like Comment Share

Kent Land For Sale Or Rent · [Join](#) · ·

Wesy Lee · 1d ·

2 bits of land for sale 1.27 acres and 1.1 acres both in kilt down goudhurst the both parts of land has and injuction order on you will have to get permission from council to do anything pm me for price and more information



What is the price range?
The price range for the two pieces of land isn't publiclv listed in the post. Accordina to ...

Inju
An i
part

43 81 comments 30 shares

Like Comment Share

Appeal Decisions

Site visit made on 7 October 2025

by **Mark Harbottle BSc MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 24 October 2025

Appeal A Ref: APP/M2270/C/25/3366815

Appeal B Ref: APP/M2270/C/25/3366816

Appeal C Ref: APP/M2270/C/25/3366817

Land between Kilndown Poultry Farm and Evanden Farm, Church Road, Kilndown, Cranbrook, Kent TN5 7PX

- The appeals are made under section 174 of the Town and Country Planning Act 1990 (as amended) (“the Act”) against an enforcement notice (“the notice”) issued by Tunbridge Wells Borough Council.
 - The appeals are made by Mr Keith Jeeves (Appeal A), Ms B Harbour (Appeal B) and Mr J Bigmore (Appeal C).
 - The notice was issued on 16 May 2025.
 - The breach of planning control as alleged in the notice is: Without planning permission the creation of an access, the removal of hedgerow and laying of hardcore.
 - The requirements of the notice are to: (i) Permanently cease the use of the access point (shown in its approximate position marked ‘A’ on the attached plan) for vehicular traffic; (ii) Permanently remove all hardcore, wooden posts and wire fencing from the access point; and (iii) Permanently close the access and reinstate the hedge by planting 3-year old transplanted seedling of 30cm of hazel (10%), hawthorn (70%), field maple (10%), hornbeam (5%), and dog rose (5%) in a double staggered, rows at 600mm centres. The individual plants should be supported using a cane and protected with a spiral guard, with the whole of the new hedge being protected by stock fencing to aid establishment and the hedge shall be retained as such. This must be done during the next planting season. Within 3 years from the date of planting, and in the event of any plants failing, the plants will require replacement until successfully established in accordance with BS8545:2014.
 - The periods for compliance with the requirements are: (i) 1 month; (ii) 3 months; and (iii) end of October 2025 to start of January 2026.
 - The appeals are proceeding on the grounds set out in section 174(2)(b), (c), (e), (f), (g) of the Act.
-

Appeal D Ref: APP/M2270/W/25/3366827

Land between Kilndown Poultry Farm and Evanden Farm, Church Road, Kilndown, Kent TN5 7PX

- The appeal is made under section 78 of the Act against a refusal to grant planning permission.
 - The appeal is made by Mr K Jeeves against the decision of Tunbridge Wells Borough Council.
 - The application Ref is 25/00511/FUL.
 - The development proposed is: Construction of new stable building for accommodation of horses together with new highway access crossover and access driveway in connection.
-

Appeals A, B and C – Decisions

1. It is directed that the notice is varied in section 6 by the deletion of the words “end of October 2025 to start of January 2026” and the substitution of the words “end of October 2026 to start of January 2027.”
2. Subject to the variation, the appeals are dismissed, and the notice is upheld.

Appeal D – Decision

3. The appeal is dismissed.

Preliminary Matters

4. I am advised that a use of the land as a caravan site, which does not form part of the matters alleged in the notice or the development applied for in Appeal D, began after the notice was issued. Accordingly, it is beyond the scope of these appeals and will not be considered.
5. No representative of the appellants attended the site visit, which was therefore conducted on an access required basis.

Appeals A, B and C – the appeals on ground (e)

6. An appeal on this ground is that copies of the notice were not served as section 172 of the Act requires. The appellants suggest a copy of the notice should also have been served on the owners of adjacent land to the north. In the absence of further explanation, this appears to arise from the fact that there are 2 accesses to Church Road near the point marked A on the plan accompanying the notice.
7. The access to the south of the point marked A is on the land affected by the notice. The access to the north is not, so there was no reason to serve a copy of the notice on anyone who may own or occupy the land it is on. The appeals on ground (e) therefore fail.

Appeals A, B and C – the appeals on ground (b)

8. The appellants' case on this ground also concerns the 2 accesses. They consider it is unclear from the notice which access is alleged to have been formed without planning permission. However, as noted, there is only one access to Church Road on the land affected by the notice, so the facts are clear.
9. In any event, an appeal on this ground is that any matter alleged in the notice has not occurred as a matter of fact and the appellants do not deny that a new access had been formed. The appeals on ground (b) therefore fail.

Appeals A, B and C – the appeals on ground (c)

10. An appeal on this ground is that any matter alleged in the notice is not a breach of planning control. That could be because it is not development or because permission has been granted for it. The appellants do not suggest that the formation of the vehicular access to Church Road (classified as a C road), of which the removal of the hedgerow was part, is not a breach of planning control.
11. However, they consider the laying of the hardcore and the erection of the wooden posts and wire fencing are permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ("the Order"). No reasoning for that view has been provided.
12. The matters alleged in the notice do not include the erection of the wooden posts and wire fencing, so this does not fall to be considered in the appeals on this ground. The only identified instance in which the Order permits the laying of hardcore, other than within the curtilage of a dwellinghouse, is by reason of Article 3 and Part 6 of Schedule 2, which relates to agricultural development. No evidence of any agricultural use of the land when the hardcore was laid has been produced, so it has not been demonstrated that it is permitted by the Order.
13. For these reasons the appeals on ground (c) must fail.

Appeal D

14. The main issues in this appeal are:

- The effect of the development on the character and appearance of the area, having regard to the landscape and scenic beauty of the High Weald National Landscape (“the NL”).
- Whether safe vehicular access and egress can be achieved.

Reasons

Character and appearance

15. Paragraph 189 of the National Planning Policy Framework (“the Framework”) requires that great weight is given to conserving and enhancing landscape and scenic beauty in the NL, which has the highest status of protection in relation to these issues.
16. The appeal site is one of a series of small pastures within a relatively flat landscape in which short-range views are framed by surrounding tree cover, and where the absence of significant built form is a defining characteristic. Church Road is an unlit rural lane with no footways, dominated by hedgerows and mature roadside trees that create a sense of enclosure and restrict views from it. Vehicular access points are limited in number and of informal layout and surfacing materials.
17. The stable building would have a gross internal floor space of 73 sqm and be of utilitarian design, faced in box profile metal sheeting painted dark green. Within the context of the pastureland, this would appear as a large and dominant form. The access crossover would be formed with an 8 m stretch of black tarmac leading to a further section of crushed aggregate. Both, especially the tarmac section, would appear as urban features in the rural lane, contrasting negatively with the informal nature of existing accesses.
18. The submitted plans indicate that 2.4 m x 215 m visibility splays would be formed in each direction, although these are only illustrated in drawings submitted in Appeals A, B and C. These purport to show the visibility splays, but they are drawn incorrectly, thereby underestimating the likely extent of hedgerow removal. I saw that this could affect significant lengths that include mature silver birch, ash and beech trees close to the crossover point. It has therefore not been demonstrated that the creation of the splays would not have a significant adverse effect on the character and appearance of the rural lane in the short term. While new planting could be secured by condition, it would take any trees many years to mature and the need to maintain visibility would prevent them being planted where the loss occurred, so it would not be mitigated.

Access and egress

19. Church Road is relatively straight, with clear forward views for drivers at this point. Therefore, while speed surveys have not been produced, it is not unreasonable to expect vehicles to pass the site at or close to the national speed limit. Good driver visibility is therefore important, especially if slow moving vehicles, including those towing horse boxes, use the new access.

20. Setting the likely effect of the proposed visibility splays on character and appearance aside, they have not been correctly drawn on the plans before me. It is therefore not shown that they would be wholly within land owned or controlled by the appellant and thus capable of being secured. It has therefore not been demonstrated that the required driver visibility could be achieved.

Appeal D – Conclusion

21. For the reasons given, the development would have a more than minimal effect that would fail to maintain, conserve or enhance the rural landscape of the NL and the parish and the quality of the countryside. It would not respect the context of the site and would be an unsympathetic change to the character of the rural lane.
22. Additionally, it has not been demonstrated that an unacceptable impact on highway safety can be avoided by the formation of adequate visibility splays. Paragraph 116 of the Framework indicates that development should be refused in these circumstances.
23. Accordingly, the development is contrary to saved policies EN1 and EN25 of the Tunbridge Wells Borough Local Plan 2006 (“the BLP”), Core Policies 4 and 14 of the Tunbridge Wells Borough Local Development Framework Core Strategy Development Plan Document, and policies L1 and L4 of the Goudhurst Neighbourhood Plan. The formation of the new access without achieving the required visibility is contrary to saved policy TP4 of the BLP and Part 9 of the Framework. The development is therefore unacceptable.

Appeals A, B and C – the appeals on ground (f)

24. The notice’s requirements are directed at all aspects of the breach of planning control, so its purpose is to remedy that breach. It was stated in the appeal form that “a number of issues” would be amplified in later submissions, but nothing was forthcoming.
25. The appeal form also stated that the requirements are unreasonable because they seek to cause “exclusion from the land.” Although that point was made in respect of the appeals on ground (g), any criticism of the reasonableness of the requirements must be considered in this ground of appeal. As no further submissions were made it has not been explained what was meant by “exclusion from the land.” However, the notice only attacks operational development, so it cannot affect any lawful use of the land, or any lawful access to it.
26. The precise heights of the posts and wire fencing on the road frontage have not been provided, so they have not been demonstrated to not exceed 1m in height, the maximum that would be permitted by the Order in that position. Accordingly, and as they were erected as part of the works to form the unauthorised access, it is not excessive to require their removal.
27. For these reasons it has not been demonstrated that any of the notice’s requirements exceeds what is necessary to remedy the breach of planning control. Accordingly, the appeals on this ground must fail.

Appeals A, B and C – the appeals on ground (g)

28. The one matter raised by the appellants in their appeals on this ground did not concern the time allowed for compliance with the notice and has been dealt with in the appeals on ground (f).
29. Although the appellants have not raised the point, the time given for compliance with requirement (iii), to close the access and reinstate the hedgerow, is fixed as “during the next planting season” and the notice identified that as “end of October 2025 to start of January 2026,” that being the next planting season after the date the notice was issued.
30. While that planting season is only about to begin, the period given for compliance with requirement (ii), to permanently remove all hardcore, wooden posts and wire fencing from the access point, is 3 months. Closure of the access and reinstatement of the hedgerow could only occur after that period had elapsed.
31. For this reason, it is necessary to vary the notice to specify a planting season that post-dates compliance with requirement (ii). That would not, however, necessarily prevent implementation of the specified planting by the start of January 2026 if the appellants choose to comply with the notice’s requirements swiftly.
32. The appeals on ground (g) therefore succeed to this limited extent and the notice will be varied accordingly.

Appeals A, B and C – Conclusions

33. For the reasons given above, I conclude that the appeals should not succeed. I shall uphold the enforcement notice with a variation.

Appeal D – Conclusion

34. For the reasons given above the appeal should be dismissed.

Mark Harbottle

INSPECTOR

Appendix 1
List of those who have appealed

Reference	Case Reference	Appellant
Appeal A	APP/M2270/C/25/3366815	Mr Keith Jeeves
Appeal B	APP/M2270/C/25/3366816	Ms B Harbour
Appeal C	APP/M2270/C/25/3366817	Mr J Bigmore
Appeal D	APP/M2270/W/25/3366827	Mr K Jeeves

AC145 Photo of new Injunction paper work



AC146 photograph of plot 2 showing damaged fence panels.



AC147 photograph of plot 2 showing damaged gate and it being abandoned



AC148 photograph of plot 4 showing plastic garden chairs, drainage pipes and large concrete blocks



AC149 photograph of plot 4 showing mobile home and BBQ.



AC150 photograph of plot 4 showing shed.



AC151 photograph of plot 4 showing children's bike.



AC152 photograph of plot 4 showing more drainage pipe, plastic water butt, composter and other residential paraphernalia.



17 March 2026 13:41

AC153 photograph of plot 4 showing paving slabs, plastic water butt and composteur, bike and other residential paraphernalia.



17 March 2026 13:41

AC154 photograph of plot 4 showing paving slab, plastic water butt, large plastic barrel, bike, corrugated sheet and other residential paraphernalia.



AC155 photograph of plot 4 showing 2 concrete planters in middle of field.



AC156 photograph of plot 4 showing horse in a section of the field.



IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

**TOWN AND COUNTRY PLANNING ACT 1990
(as amended by the Planning and Compensation Act 1991)**

ENFORCEMENT NOTICE

MATERIAL CHANGE OF USE & OPERATIONAL DEVELOPMENT

ISSUED BY: TUNBRIDGE WELLS BOROUGH COUNCIL (the "Council")

1. THIS IS A FORMAL NOTICE which is issued by the Council because it appears to them that there has been a breach of planning control, under Section 171A(1)(a) of the above Act at the Land described below. They consider that it is expedient to issue this Notice, having regard to the provisions of the Development Plan and to other material planning considerations. The Annex at the end of this Notice and the enclosures to which it refers contain important additional information.

2. THE LAND AFFECTED

Land between Kilndown Poultry Farm and Evanden Farm, Church Road, Kilndown, Cranbrook, Kent shown outlined in red on the attached plan ("the Land")

3. THE BREACH OF PLANNING CONTROL ALLEGED

Without planning permission:

- (i) Material change of use of Land from agricultural to a mixed use of agricultural and the storage of a static caravan; and
- (ii) Operational development consisting of the installation of an underground foul water treatment unit and the construction of an outbuilding.

4. REASONS FOR ISSUING THIS NOTICE

- (i) It appears to the Council that the breach of control referred to in:
 - 3(i) above has occurred within the last ten years (Section 171B(3))
 - 3(ii) above has occurred within the last ten years (Section 171B(1))
- (ii) The development causes significant harm to the character and appearance of the countryside, the setting of the rural lane and fails to conserve and enhance the special landscape and scenic beauty of the High Weald National Landscape. As such the proposal would be contrary to Paragraphs 187 and 189 of the National Planning Policy Framework 2024 (amended 2025), Policies STR1 STR8, EN1, EN12, EN13, EN18, EN19 and EN20 of the Tunbridge Wells Local Plan 2025 and Policies L1, L4, L6, L7 and T3 of the Goudhurst Neighbourhood Development Plan. The proposal also conflicts with the objectives of the High Weald Area of Outstanding Natural

Beauty Management Plan and Rural Lanes Supplementary Planning Document.

- (iii) There is insufficient evidence before the Local Planning Authority for it to be satisfied that the development does not have a detrimental impact upon the biodiversity of the site, including protected species and the Site of Special Scientific Interest which is part of an area of Ancient Woodland. No ecological survey/s or biodiversity net gain calculations have been submitted in relation to the development and therefore it is not possible for the Local Planning Authority to assess the ecological impact of development and whether it would result in harm to any protected species, habitats, or whether it would achieve biodiversity net gain. As such, the development is contrary to Paragraphs 192 and 193 of the National Planning Policy Framework 2024 (amended 2025), Policies EN1, EN9, EN12, EN13, EN18 & EN19 of the Tunbridge Wells Local Plan 2025 and Policies L1, L4, L6 and L7 of the Goudhurst Neighbourhood Development Plan.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Remove the static caravan shown in its approximate location marked 'A' on the attached plan from the Land.
- (ii) Remove the outbuilding shown in its approximate location marked 'B' on the attached plan from the Land.
- (iii) Remove the domestic paraphernalia (including but not exclusive to: concrete planters, rubbish bins, bikes, BBQ, water butts, pipes and general rubbish) from the Land.
- (iv) Excavate and remove from the Land the foul water treatment plant shown in its approximate location marked 'C' on the attached plan.
- (v) Infill the excavation hole created in compliance with (iv) above with clean soil.
- (vi) Remove from the Land all materials, rubbish and debris resulting from compliance with steps (i) to (v) above.

6. TIME FOR COMPLIANCE

Two (2) months after this Notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on **5 June 2026** unless an appeal is made against it beforehand.

ISSUED: 30 April 2026

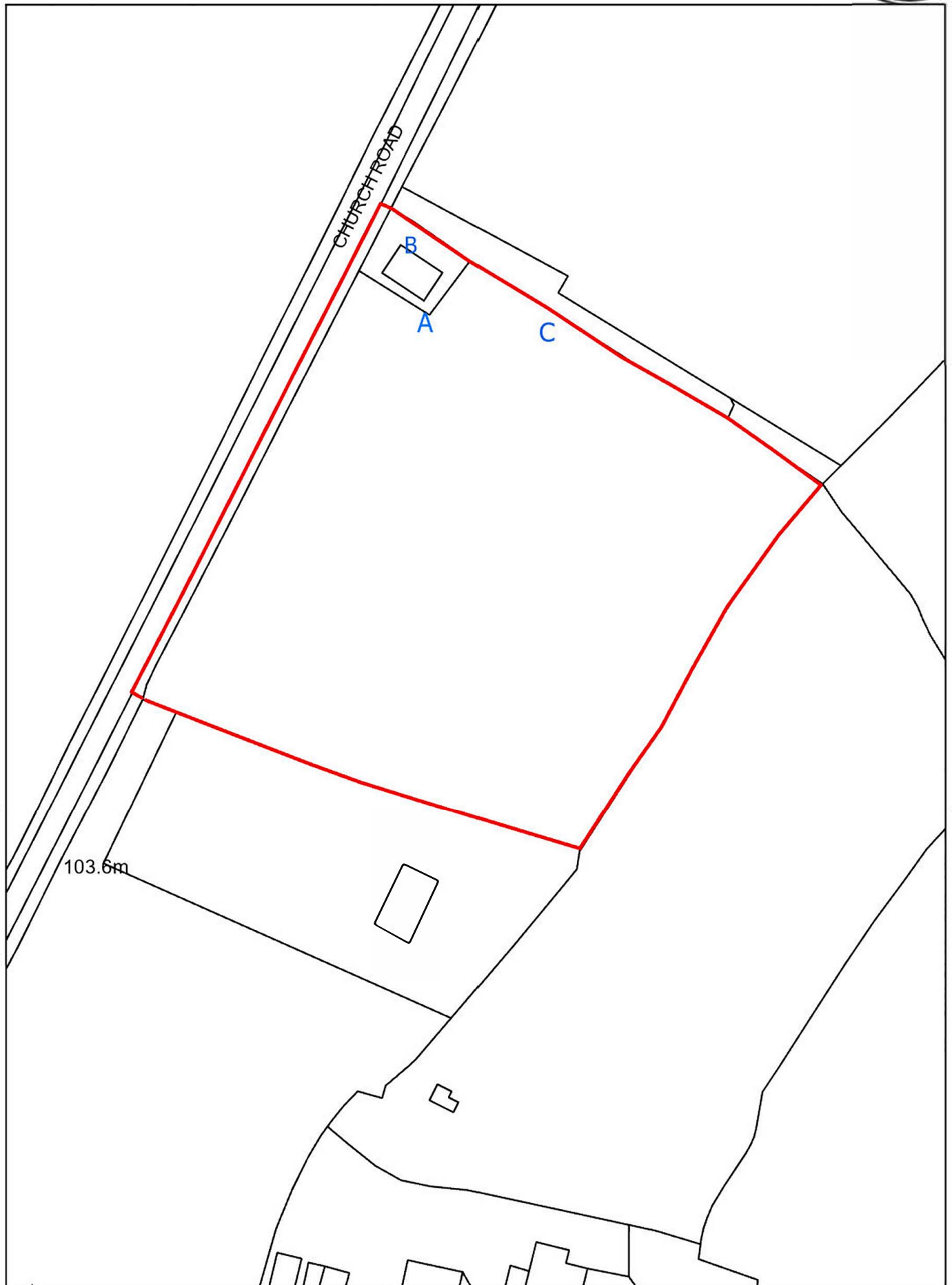
SIGNED:

A handwritten signature in black ink, appearing to read 'C. Valmond', written over a faint circular stamp.

Claudette Valmond
Head of Mid Kent Legal Partnership
On behalf of Tunbridge Wells Borough Council
Town Hall
Royal Tunbridge Wells
Kent
TN1 1RS

Ref: T020331.1

CHURCH ROAD KILNDOWN



Scale 1:10,000

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Map Dated: 18/02/2026

YOUR RIGHT OF APPEAL

You can appeal against this Notice, but any appeal must be received, or posted in time to be received, by the Secretary of State before the date specified in paragraph 7 of the Notice.

FEE PAYABLE FOR THE DEEMED APPLICATION

If you make an appeal against this Notice under ground (a) 'that planning permission should be granted' the deemed application fee is £1,220 (being twice the amount of the usual fee payable in respect of an application for planning permission).

The fee for a ground (a) appeal can be paid by an on-line payment via this link www.tunbridgewells.gov.uk/planning/applications/pay ensuring that you state that it is for an appeal fee and quote the appeal reference and address of the site.

Please see the enclosed notes for guidance from the Planning Inspectorate.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this Enforcement Notice, it will take effect on the date specified in paragraph 7 of the Notice and you must then ensure that the required step(s) for complying with it, for which you may be held responsible, are taken within the period(s) specified in paragraph 6 of the Notice. Failure to comply with an Enforcement Notice which has taken effect can result in prosecution and/or remedial action by the Council.



The Planning Inspectorate

CST Room 3/13
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

Direct Line

0303-444 5000

THIS IS IMPORTANT

If you want to appeal against this enforcement notice you can do it:-

- on-line at the Appeals Casework Portal (<https://acp.planninginspectorate.gov.uk/>); or
- by getting enforcement appeal forms by phoning us on 0303 444 5000 or by emailing us at enquiries@pins.gsi.gov.uk

You MUST make sure that we receive your appeal before the effective date on the enforcement notice.

In exceptional circumstances you may give notice of appeal by letter. You should include:-

- the name of the local planning authority;
- the site address;
- your address; and
- the effective date of the enforcement notice.

We MUST receive this before the effective date on the enforcement notice. This should **immediately** be followed by your completed appeal forms.

Enforcement Notice

Land between Kilndown Poultry Farm and Evanden Farm, Church Road, Kilndown, Cranbrook, Kent

List of Persons Served

Name	Address 1	Address 2
Keith Jeeves	22 Hibbs Close Swanley BR8 7FA	Land between Kilndown Poultry Farm and Evanden Farm Church Road Kilndown Cranbrook TN17 2RT
The Owner(s)	Land between Kilndown Poultry Farm and Evanden Farm Church Road Kilndown Cranbrook TN17 2RT	
The Occupier(s)	Land between Kilndown Poultry Farm and Evanden Farm Church Road Kilndown Cranbrook TN17 2RT	
Any other person(s) with an interest in:	Land between Kilndown Poultry Farm and Evanden Farm Church Road Kilndown Cranbrook TN17 2RT	
A copy of the notice will be sent to but is not enforceable against:		
Stuart Carruthers	32 Northgate Street Beccles NR34 9AS	

AC158 Photograph of Enforcement notice served on the land.



AC159 Photograph of letter packs for Enforcement notice served on the land.



AC160 Photograph of plot 4 gate and wire which should be removed under the appealed enforcement notice.



AC161 Photograph of plot 4 showing mobile home. To left of mobile home the hardstanding which should have been removed under the enforcement notice which was appealed.



AC162 Photograph of plot 4 showing shed and mobile home.



AC163 Photograph of plot 4 showing concrete planters, plastic water butt, plastic composter, blue plastic barrel and other residential paraphernalia.



AC164 Photograph of plot 4 showing the opening to the large foul water treatment plant which had been concealed.



AC165 Photograph of plot 4 showing wheelbarrow and other paraphernalia



AC166 Photograph of plot2 showing it empty and the fence and gate not repaired.



AC167 Photograph of plot2 showing mobile home and outbuilding



AC168 Photograph of plot2 showing mobile home empty of furniture



AC169 Photograph of plot2 showing areas of fence repaired and bail of hay in field for horses.



AC170 Photograph showing block pavement bricks put in the mud tracks leading part way down the side of plot 3.



AC171 Photograph showing fencing and gate to plot 2 looking towards the road.



AC172 Photograph showing plot 3 and the Injunction pack on the gate.

