

Claim No:

IN THE HIGH COURT OF JUSTICE
KING'S BENCH DIVISION

BETWEEN:-

CANTERBURY CITY COUNCIL

Claimant

and

(1) JOHN JAMES LLOYD
(2) ADELINE READING
(3) PERSONS UNKNOWN

Defendants

**FIRST WITNESS STATEMENT OF IAN FARROW
ON BEHALF OF THE CLAIMANT**

I, Ian Farrow of Canterbury City Council, 14 Rose Lane, Canterbury, Kent, CT1 2ST state as follows:

- 1) I am making this witness statement on behalf of the Claimant, in support of its application for Interim injunction against the Defendants pursuant of Section 187B of the Town and Country Planning Act 1990 ("the Act").
- 2) I am employed by the Claimant as the Deputy Planning Enforcement Manager (Development Management) and have held this position since January 2025. I have been working for the Council for over 10 years as a planning professional. I have worked as a Planning Officer in Local Government for over 10 years.
- 3) This witness statement relates to land known as 'Land at Three Acres, Maypole Road, Hoath, Kent, CT3 4LN' ("the Land") shown edged in 'red' on the plan at Exhibit **IF-01**, which is registered with HM Land Registry under title number TT171520. Copies of the register and title plan are attached as Exhibits **IF-02(A)** - Official Copy (Register) - TT171520 and **IF-02(B)** - Official Copy (Plan) - TT171520. This shows the legal proprietor as John James Lloyd of 'The Paddocks, Ford Road, Herne Bay, Kent, CT6 7AD' being purchased on 27th August 2024.
- 4) Canterbury City Council is the Local Planning Authority (the Council/LPA) within the meaning of the Act for an area including the Land. I make this witness statement in support of the Claimant's application for an injunction.
- 5) The previous use of the Land is agriculture. The evidence is that unauthorised operational development, engineering operations and change of use of land has already been undertaken and is continuing. A new access has been created, hard standing has been laid, a stable block has been constructed, a septic tank has been installed, and one mobile home and one touring caravan have been brought onto the Land and are in

residential use. It is the Council's belief that further caravans for residential occupation could be brought onto the Land, given the extent of hard standing laid and the recent application for three pitches (each with a mobile home and touring caravan) on the Land.

- 6) The Claimant is seeking an interim injunction at this stage to preserve the status quo, and in due course a final injunction with both restraining and mandatory elements will be sought. An Interim Injunction is to prohibit the stationing of further caravans on the Land, their residential use and any further associated development that would facilitate this.
- 7) The Defendants are 'John James Lloyd', the registered legal proprietor with HM Land Registry, 'Adeline Reading' as having an interest in the Land, and Persons Unknown.

Description of the Land

- 8) The Land extends to approximately 1.2ha and is located on the east side of Maypole Road, a C classified country lane. The Land is located in the open countryside for the purposes of planning policy, outside of the confines of any settlement, with the nearest village of Hoath approximately 0.7km to the south.
- 9) Prior to the unauthorised development, the previous use of the Land was for agriculture. The Land is classified as Grade 2 Best and Most Versatile (BMV) agricultural land.
- 10) There is pre-existing access onto the Land from Maypole Road. The Land is bordered to the dwellings to the north, fields to the east and south and Maypole Road to the west.
- 11) The Land also borders the Ford, Maypole and Oldtree (Hoath) Conservation Area, to the north. The front third of the Land also falls within an Area of Archaeological Potential. The Land falls with the Hoath Farmlands Landscape Character Area (LCA)

Chronology of Investigation & Events

- 12) On 30th January 2026, a planning application was submitted by Mr. John James Lloyd, the Defendant under reference CA/26/00161 for '*Change of use of land for the stationing of 3 caravans together with the laying of hard standing and formation of access*'. The application was made valid on 5th February 2026. The application was refused by the Council on 2nd April 2026. A copy of the application, along with the proposed site plan, officers report and decision notice are attached as Exhibits **IF-03(A)** - Copy of application CA/26/00161, **IF-03(B)** - Copy of proposed site plan CA/26/00161, **IF-03(C)** - Copy of officers report CA/26/00161 and **IF-03(D)** - Copy of Decision notice CA/26/00161. As far as the Council is aware, no appeal has been submitted in respect of the aforementioned refused planning application.
- 13) On 18th February 2026, the Claimant received reports that works had begun on the Land to create a new access. The CCC Planning Officer overseeing pending application CA/26/00161 contacted the Agent of the applicant to advise that any unauthorised work on the land ceases, pending approval. The unauthorised work carried out related to the removal of some hedgerow along Maypole Road, which pre-empted where the intended access may have been, linked to application CA/26/00161. When contacted by the Planning Officer, the Agent advised that the applicant had ceased and no further work would be carried out without approval pending the decision of CA/26/00161.
- 14) On 1st May 2026, the Claimant received reports from local residents who were concerned as it appeared that development had begun on the Land, although planning permission

had been refused. Communication was also received from Kent Police, who had visited the site that morning and confirmed that hardcore had been delivered onto the Land and that trenches were being dug and utilities pipes were being fitted.

- 15) On 1st May 2026, at about 10:55am, Council Officer, Toby Laws, conducted a site of 'the Land at Three Acres' and was approached by Mr. Lloyd who identified himself as the owner of the land and applicant of CA/26/00161. He said that he was carrying out work to lay utilities, for which he said he did not need planning permission. He was advised that the work could constitute an engineering operation and was advised to cease all work. There were 3 other gentlemen on the site, none of which were identified. There were approximately 5/6 piles of hardcore material that had been brought on the land parallel to Maypole Rd.
- 16) On 1st May 2026 about 17:30hrs a Temporary Stop Notice in relation to 'The unauthorised development of the land involving the engineering operation of digging trenches for the installation of utilities for the purpose of facilitating the unauthorised use of the land for the stationing of caravans for residential use, and the importation of aggregate materials in preparation of laying a hard standing surface to facilitate the unauthorised residential use' was issued and served on John James Lloyd the defendant, with the Notice taking effect on 1st May 2026. A copy of the Notice is attached as Exhibit **IF-04**, and a copy of the Certificate of Service signed by Toby Laws dated 1st May 2026 as Exhibit **IF-04(B)**
- 17) While the officer was affixing the TSN to the fence located to the North of 'the Land' at the former access, Mr Lloyd approached and when the officer tried to explain that a TSN was being served, Mr Lloyd repeatedly said "Not today" and walked away.
- 18) On 1st May 2026, about 20:30hrs, a further site visit was conducted by Toby Laws to ascertain whether any further works had taken place since serving the TSN earlier that day. No one was present on 'the Land' and appeared that no further work had been carried out since serving the TSN earlier that day. Additional copies of the TSN were attached to the same fence to the North of 'the Land'. Following the site visit the Toby Laws produced a document providing notes and photos that illustrate the works carried out on 'the Land' a copy of which is exhibited as '1st May 26 – Site Notes & Photos Exhibit **IF-08**
- 19) On the 6th May 2026, about 12:00hrs, following reports received by the claimant that further work had taken place on 'the land', a site visit was conducted by Council Officers. During the site visit it was observed that the former access had been blocked with post and wire fencing. A static caravan, tourer caravan, stable/shed and a top pebble layer had been brought on to 'the land'. In addition, the formation of new access onto 'the land' had been created, with further removal of hedgerow and addition of wooden fencing and metal gates. It was not clear at this time if the land was being used for residential purposes; no one was on the land at the time of the visit. It was noticed that all copies of the TSN had been removed, as such a copy of the TSN and a 'Human Rights Questionnaire' were placed in a plastic sleeve and left attached to the fence at the main access to 'the land'. Following the site visit, Toby Laws produced a document providing notes and photos that illustrate the works carried out on 'the Land' a copy of which is exhibited as '6th May 26 – Site Notes & Photos Exhibit **IF-09**

- 20) On 8th May 2026 about 12:10hrs, an Enforcement Notice in relation to 'Without planning permission, (a) The unauthorised construction of a building, (b) The installation of a septic tank; (c) The engineering operation of digging trenches and the installation of utilities; (d) The creation of a new access onto the highway; and, (e) The laying of a hard standing surface' was issued and served on John James Lloyd the Defendant, as well copies of the Notice addressed to the Owner and The Occupier, with the Notice taking effect on 8th June 2026. A copy of the Notice is attached as Exhibit **IF-05**, and a copy of the Certificate of Service signed by Toby Laws dated 11th May 2026 as Exhibit **IF-05(B)**. As far as the Council is aware, no appeal has been submitted in respect of the Enforcement Notice.
- 21) The Notices were served on 'the Land at Three Acres' by me and Toby Laws about 12:10 hours that day. The access gate was locked and secured. There were no vehicles and 'the land' appeared to be unoccupied. Toby Laws and I climbed over the gate; I knocked on the door of the static caravan. A female person came to the window of the caravan, I showed her my CCC identity card and explained that I was on 'the land' to serve an Enforcement Notice and asked her if Mr. Lloyd was at home. The said female identified herself as Ms. Adeline READING, the partner of Mr. John Lloyd. She said Mr Lloyd wished to speak to me and handed me her mobile phone. I explained to Mr. Lloyd who I was and that I was on 'the land' to serve an Enforcement Notice.
- 22) I then asked Mr Lloyd whether he and his partner were now residing on 'the land'. Mr Lloyd stated that he was a Gypsy Traveler and that he and his partner, Adeline Reading and their child Adelana Lloyd, [REDACTED] now lived on 'the land' and that it was their main residence. He also explained that his partner was pregnant and that they wished to remain on 'the Land', and that it would be used only as a family plot for him and his partner and children. He also stated that he was currently at the hospital [REDACTED], but to leave the Notices with his partner Adeline.
- 23) About 12:20hrs that same day I handed x 3 sealed envelopes to Ms. Reading, containing the following documents; Section 171A(1) Enforcement Notice; Letter informing the affected persons of the Enforcement Notice; Information relating to the right to appeal the Enforcement Notice and addressed to the following person(s):
John Lloyd, Three Acres, Maypole Road, Hoath, Kent, CT3 4LN
The Owner, Three Acres, Maypole Road, Hoath, Kent, CT3 4LN
The Occupier, Three Acres, Maypole Road, Hoath, Kent, CT3 4LN
During the site visit it was observed that there were no noticeable changes to 'the land' since the site visit on the 6th May 2026. Exhibit **IF-09** illustrates the current works/ changes on 'the Land'.
A further copy was posted by first class post at the Canterbury City Council post room to John James Lloyd [REDACTED]
- 24) The Paddocks is an established Gypsy Traveler site which was originally granted planning permission for 'The siting of a mobile home and touring caravan' on 2nd June 1997 – CA/97/0530/HER refers. In addition, on 28th January 2026, planning permission was granted by the Council for 'Change of use for the stationing of 3 mobile homes and 3 transient pitches for touring caravans for residential use' – CA/23/00857 refers. Condition (3) of the said Decision Notice restricts the occupation of the mobile homes

and touring caravans to the WILLIAMS & LLOYD family and dependents.

25) On the 13th May 2026 about 12:45hrs an Enforcement Notice in relation to 'Without planning permission, (a) The use of the land for residential use; and, (b) The stationing of static and touring caravans for residential use' was issued and served on John James Lloyd the Defendant, Adeline Reading as having an interest in the Land and the owner and the occupier, with the Notice taking effect on 15th June 2026. A copy of the Notice is attached as Exhibit **IF-06**, and a copy of the Certificate of Service signed by Toby Laws dated 14th May 2026 as Exhibit **IF-06(B)**. As far as the Council is aware, no appeal has been submitted in respect of the aforementioned Enforcement Notice.

26) The Notices were served on 'the Land at Three Acres' by me and Toby Laws about 12:45 hours that day. The access gate was locked and secured. There were no vehicles and 'the land' appeared to be unoccupied. Toby Laws and I climbed over the gate; I knocked on the door of the static caravan, but there was no answer. I then placed x 4 sealed envelopes into a plastic sleeve containing the following documents; Section 171A(1) Enforcement Notice; Letter informing the affected persons of the Enforcement Notice; Information relating to the right to appeal the Enforcement Notice and addressed to the following person(s):

John Lloyd, Three Acres, Maypole Road, Hoath, Kent, CT3 4LN

Adeline Reading, Three Acres, Maypole Road, Hoath, Kent, CT3 4LN

The Owner, Three Acres, Maypole Road, Hoath, Kent, CT3 4LN

The Occupier, Three Acres, Maypole Road, Hoath, Kent, CT3 4LN

During the site visit it was observed that there were no noticeable changes to 'the land' since the previous site visit on the 8th May 2026, as depicted in the photo on the certificate of service, Exhibit – **IF-06(B)**. No further site visits have been conducted by Council officers since the Notice was served on 'the land' on the 13th May 2026.

Report of unauthorised development

27) Planning permission is required for residential use of the land, including the stationing of residential caravans, as this amounts to a material change of use of the Land under Section 55 of the Act. The engineering operations to facilitate this use of the Land (involving the digging of trenches for the installation of utilities and the installation of a septic tank), along with operational development involving the laying of hard surfacing and the erection of buildings is also development defined by Section 55 of the Act and is unauthorised.

28) Paragraph 60 of the National Planning Policy Framework (NPPF) states that effective enforcement is important to maintain public confidence in the planning system and that LPAs should act proportionately in responding to suspected breaches of planning control. In this instance, the Council believes that a Court Order is proportionate in responding to the actual and suspected breaches of planning control and to effectively apprehend any

further breaches of planning control. I believe the works on the Land constitute development in their own right and furthermore are intended to facilitate the residential use of the Land in breach of planning control.

Need for an injunction

29) Paragraph 050 of the Planning Practice Guide titled 'Enforcement and post-permission matters' states the following:

'A local planning authority can, where they consider it expedient for any actual or apprehended breach of planning control to be restrained, apply to the High Court or County Court for an injunction to restrain a breach of planning control (section 187B of the Town and Country Planning Act 1990). In deciding whether it is necessary or expedient to seek an injunction, local planning authorities may find it helpful to consider whether:

*they have taken account of what appear to **be relevant considerations**, including the personal circumstances of those concerned;*

*there is **clear evidence that a breach of planning control has already occurred, or is likely to occur;***

***injunctive relief is a proportionate remedy in the circumstances** of the particular case;*

in the case of an injunction sought against a person whose identity is unknown, it is practicable to serve the Court's order on the person or persons to whom it will apply;

*a local planning authority can apply for an injunction whether or not it has exercised, or proposes to exercise, any of their other powers to enforce planning control. However, proceedings for an injunction are the most serious enforcement action that a local planning authority can take because if a person fails to comply with an injunction, they can be committed to prison for contempt of court. Additionally, once an injunction has been granted, it cannot be discharged except where there has been a significant change of circumstances since the order was made. In these circumstances a local planning authority should generally only apply for an injunction as a last resort and only if there have been persistent breaches of planning control over long period and/or **other enforcement options have been, or would be, ineffective**. The Court is likely to expect the local planning authority to explain its reasons on this issue'.*

30) Having regard to the matters set out above, the Claimant considers it necessary and expedient for this application for an injunction to be made. This is on the basis that it believes there are reasonable grounds that further caravans for residential use will be brought onto the Land in breach of planning control. One pitch (with a mobile home and touring caravan) has already been established on the Land, and the planning application proposed a further two pitches, each with a mobile home and touring caravan. Furthermore, the extent of hard standing already laid on the Land could accommodate further pitches. In addition, breaches have already occurred (laying of hard standing, engineering operations, stationing of caravans in residential and erection of buildings) and it is considered necessary to ensure they do not progress further to enable the further residential occupation of the Land.

31) The Claimant has carefully considered its options in respect of the Land and the information and evidence to hand, including the issue of a Stop Notice. A Temporary Stop Notice has already been served and breached by the Defendant. On this basis, a Stop

Notice is likely to be breached and whilst the action the Claimant could take for the breach of a Stop Notice is criminal proceedings, these proceedings are lengthy and the only penalty is financial.

32) In support of the requirement for an injunction, the following represents a timeline of the development of the land on and since 01st May 2026.

01st May 10:55 – Council Officer visits the site to ascertain nature of concerns received by the Council, which centered around bringing hardcore onto the land and work linked to utilities. Confirmation from the visit that piles of hardcore had been deposited on the land, and work was underway linked to utilities - digging trench. A gentleman who identified himself as the landowner, John Lloyd, confirmed that work was being carried out relating to utilities.

01st May 17:30hrs – Return visit by Officer to the site to serve the TSN. It was noticed that the piles of hardcore had been flattened across the land.

01st May 20:15hrs – Return visit to the site by Officer to affix further copies of TSN to the land. It was observed that no further works had been carried out since the previous visit at 17:30hrs

BANK HOLIDAY WEEKEND - (Sat 2nd – Mon 4th May 2026)

06th May 12:00hrs – Site visit by officers following further concerns raised to the Council over the bank holiday weekend about development of the land. No one was at the site, and there was no clear evidence of residential use of the land. It was noticed that the following changes to the land had occurred since the TSN was served on 01st May – Exhibit **IF-04**

- The newly formed entrance to the centre of the site was wider, with more hedgerow being cut on either side and fencing put up just inside the land, and metal gates added.
- A top finishing layer of pebbles had been laid across the part of the land that had hardcore on it previously
- A static caravan had been brought onto the land and sited on the East boundary behind the hedge adjacent to Maypole Road.
- A touring caravan had been brought onto the land and sited alongside the static caravan on the East boundary behind the hedge adjacent to Maypole Road.
- A shed/stable building made of wood had been erected on the Southeast corner of 'the land'.
- The previous main entrance was blocked off with barbed wire and posts, with the TSNs sited on 01st May 2026 having been removed.

Copies of the TSN and Human Rights Questionnaire were left at the site.

08th May 12:10 – Visit to the site to serve 1st EN – Exhibit **IF-05**

13th May 12:45 – Visit to the site to serve 2nd EN – Exhibit **IF-06**

14th May 2016 – Human Rights Questionnaire – Received; signed/dated on 11-05-26 by John Lloyd - Exhibit **IF-07**

33) The Claimant has already issued a Temporary Stop Notice and two Enforcement Notices. Since these were issued, the caravans subject of the Notices remains on the Land for residential use with further engineering operations being undertaken and the erection of fencing. If the Notices are upheld on appeal, the only sanction for breaching the Notice is a fine following criminal proceeding. Furthermore, it is likely, if an appeal were to be made, further material changes in the use of the Land will have taken place by the time a

decision is made on the appeal for the stationing of more caravans for residential use, as described under the initial Planning application and Proposed site plan which identifies three separate plots – Exhibits **IF-03(A) & IF-03(B)** Issuing a further Enforcement Notice at this time would not be effective against anticipated breaches and so would not prevent additional caravans for residential occupation being brought onto the Land.

- 34) In the circumstances and given the anticipated breach of planning control, the Claimant considers that an injunction is the most effective option and that it is a proportionate response following that previous enforcement action failed to deter the defendant from continuing with the unauthorised development. The TSN was served on the defendant on Friday 1st May 2026, prior to the early May Bank Holiday weekend. Nonetheless, the defendant ignored the requirements of the TSN and continued to undertake works over the Bank Holiday; with the formation of new access, further laying of hard standing material, and the formation of one pitch with a static caravan/mobile home, a touring caravan, and a stable block established on the Land.
- 35) Although no further unlawful development has taken place on the site since the two Enforcement Notices were served on the 8th and 13th May 2026, the Council is justified in anticipating that the defendant is highly likely to take advantage and continue to carry out further unlawful development over the impending Bank Holiday weekend. Having previously shown a total disregard to Planning laws; In the first instant, by ignoring the 'refused' Planning Permission for 'the land' at the Three Acres site, and then to totally ignore the requirements of the TSN. The Council does not have resources within the Development Management/ Planning Enforcement Team to respond to complaints over weekends or public holidays, as such, the Council considers that an injunction is urgent and the only solution to prevent the defendant from carrying out further development on the site. On 21st May 2026 about 11:15hrs, Council Officer, Luke Doorman visited 'the land' at Three Acres, Maypole Road, Hoath, Kent, CT3 4LN and observed that there had been no further development on 'the land' and no more caravans had been brought onto 'the land' since the last site visit by Council Officers on the 13th May 2026. The officer observed that the static caravan windows were open and that a vehicle was parked outside the said caravan, however, no one was observed on 'the land'. Photos taken during the site visit I now produce at **Exhibit IF-10**.

Assessment against planning policy

- 36) An assessment of the development was carried out under the planning application. A copy of the officer's report and decision notice as Exhibits **IF-03(C) and IF-03(D)**.
- 37) Local authorities are required to ensure they comply with national requirements to meet the needs of gypsies and travellers as set out within the Housing Act (2011). The PPTS states that Local Planning Authorities should identify and update annually a supply of specific strategic deliverable sites sufficient to provide 5 years' worth of sites against their locally identified need.
- 38) The updated Gypsy and Traveller and Travelling Showperson Accommodation Assessment (GTAA) from June 2025 has identified an outstanding need of 43 pitches by 2042/43 for the district. The GTAA identifies the Council's preferred approach is to accommodate the majority of this need through the regularisation and/or intensification of existing sites. This is also set out within policy DS6 of the draft Local Plan, which is currently at Regulation 19 consultation stage, with submission of the draft Local Plan for examination expected in September 2026.

Human rights

- 39) It is important to take into account the Human Rights issues, especially Article 8 (Right to

respect for private and family life) and Article 1 of the First Protocol (Right to enjoy property), relevant to this development. It is considered that the assessment and considerations in this statement represent an appropriate balance between the rights of the landowner (to enjoy their land subject to reasonable and proportionate controls by a public authority) and the wider public interest.

40) Human Rights Questionnaires were provided and left on 'the land' on the 6th May 2026 and were subsequently completed, signed and dated by John Lloyd on the 11th May 2026 and returned to the Council on the 14th May 2026, a copy of which is attached Exhibit – IF-07.

41) The defendant, John Lloyd has stated that he and his partner and child began living on the site on Saturday 2nd May 2026. [REDACTED]

[REDACTED] He is speaking with the Gypsy/Traveller education service.

42) The family group is registered at [REDACTED]

43) The defendant has stated that there is no alternative accommodation, with no Council accommodation available, and private accommodation is unaffordable. The defendant wants to remain and reside on the site for life with his family only.

44) The Council's preferred approach is to accommodate the majority of need through the regularisation and/or intensification of existing sites. No evidence has been presented to confirm if alternative sites have been looked into or their reasons for being discounted.

45) The application for an Injunction could be interpreted as an interference with the rights of a property owner to use his property as he sees fit and the right to private and family life as set out in Article 8. Such interference is permitted by the Convention if it is in the general interest, but the interference must be 'proportionate', which means that it must not be in excess of what is needed to prevent harm to the general interest. The Council considers this application proportionate in all the circumstances.

46) The Interim Injunction does not request Mr. Lloyd and his family to leave 'the land' or to remove the existing caravans which they are residing, but prevents further unlawful development of 'the land' and bringing on more caravans. As such, the Interim Injunction does not require them to seek alternative accommodation, does not impact on the best interests of the child or Ms. Reading [REDACTED]

Public Sector Equality Duty (PSED)

47) In instances where unauthorised gypsy traveller accommodation is at issue and targeted by planning enforcement action the claimant is required to have regard to persons protected characteristics when applying the duties under s149 of the Equality Act 2010. There is also a positive duty by virtue of Article 8 of the Human Rights Act to facilitate the traditional and nomadic way of life of travellers. In considering the proportionality of a requirement to leave one's home it is relevant whether the home was established unlawfully. However, although in this instant this is the case, the injunction does not

request that Mr.Lloyd and his family leave their home, the injunction restrains from any further development and additional caravans being brought onto 'the land' and therefore prevents further occupation of the site for residential use.

Remedy sought through an injunction

48)The Claimant is seeking an interim injunction in the following form to prevent the Defendants and/or persons unknown:

- a) In relation to the Land known as 'Land at Three Acres, Maypole Road, Hoath, Kent, CT3 4LN' registered at HM Land Registry under Title Number TT171520 ('the Land') as shown edged red on the attached plan, the Defendants (whether by themselves or by instructing, encouraging or permitting any other person) must not use the Land or carry out works to the Land in breach of planning control and, in particular, must not:
 - i. Bring onto the Land any additional caravans and/or mobile homes for the purpose of human habitation or residential occupation or any other purpose in breach of planning control;
 - ii. Bring/erect/install any buildings or structures on the Land for the purposes of human habitation or residential occupation or any other purpose in breach of planning control;
 - iii. Bring onto the Land any portable structures including portable toilets and any other further items and paraphernalia for purposes associated with human habitation or residential occupation or any other purpose in breach of planning control;
 - iv. Bring onto the Land any further waste materials and/or hardcore and/or like materials for any purpose, including the further creation/laying of hard standings or hard surfaces, in association with the use of Land for the stationing of caravans and/or mobile homes for the purpose of human habitation or residential occupation or any other purpose in breach of planning control;
 - v. Carry out any further works on the Land including (but not limited to) any building or engineering operations, the clearance of land, the laying of any hard standing or hardcore or materials and/or the erection of any fencing, or in relation to the formation of paths, roadways or any works including the provision of sewerage, water and electricity infrastructure associated with the use of caravans and/or mobile homes for the purpose of human habitation or residential occupation or any other purpose in breach of planning control;

APPLICATION WITHOUT NOTICE

49)This application is being made without notice to the named Defendants. This is because if notice is given, the Defendants would not be prevented in the interim from continuing to undertake further operational development and engineering operations such as excavation of the Land and infilling with waste material and/or the bringing onto the Land

of further caravans or residential occupation of the site. In my experience, by their very nature, a caravan can be brought onto Land and be put to a residential use within hours, regardless of whether hard surfacing or any other infrastructure is in place. A significant amount of pre-planned preparatory work has been carried out on the Land, displaying a blatant and total disregard for the planning process and the intent to carry on regardless. The static caravan on the land has already been put to residential use by the defendant, and further caravans are likely to arrive imminently. The Claimant is of the view that providing the Defendants without notice may prevent them from bringing further caravans onto the land and the Claimant's experience is that it is then a lengthy process to secure cessation of unlawful residential occupation.

50) It is submitted that it is proper to apply for this Order without notice. Experience shows that if additional caravans are brought onto the land for residential occupation efforts to secure compliance with a further Enforcement Notice will be time-consuming. Continued damage to the Land, its occupants and the environment would be inevitable. An Injunction Order granted now, without notice, to maintain the status quo, before the Defendants can complete further operational development and engineering operations and take up the further residential occupation of the Land, will deal effectively with any further risks to the environment and persons occupying the site.

51) Despite the application being made without notice the Claimant intends to informally notify the Defendants by telephone and on the land on the day of the hearing.

PERSONS UNKNOWN

52) With regard to the two Defendants, I am aware of the guidance of the Supreme Court in *Wolverhampton City Council and others v London Gypsies and Travellers and others* [2023] UKSC 47 and the Council is of the view that this is justified as:

- i. There is a compelling justification for the remedy. This includes consideration of the obligation/duty to provide sites for Gypsies and Travellers, needs assessments, planning policy, other statutory powers available and bylaws and the development on the Land is contrary to planning policy and other statutory powers are not effective;
- ii. There are adequate procedural safeguards in both the application and the draft Order, including an obligation to take all reasonable steps to draw the application and any Order made to the attention of those likely to be affected by it and to provide generous provision for liberty to apply to have the injunction varied or set aside;
- iii. The Council has considered any matter which a newcomer might raise to oppose the making of the Order;
- iv. The order has clear geographical limits as outlined on the plan attached and temporal limits - there is a Return Date;
- v. It is just and convenient that an injunction be granted for the reasons set out in this witness statement. The Land is registered to John James LLOYD the Defendant with HM Land Registry. The land has been sold to the Defendants who will occupy the Land with their respective partners/spouses and children.

ALTERNATIVE SERVICE

53) The Claimant therefore also applies for an Order for service of any Injunction Order the Court may grant by way of the alternative method set out in the draft attached hereto.

54) There is an urgent need to serve any Order granted to restrain further breaches of

planning control. It is the Claimant's experience that Orders served in the manner proposed are effective in bringing such Orders to the attention of the Defendants and also its servants or agents.

CONCLUSION

55) An injunction is being sought to prevent any further works from being undertaken on the Land and to apprehend the anticipated breach of planning control by preventing the stationing of further caravans on the Land and the carrying out of any further unauthorised facilitating development. We have used other forms of enforcement action such as TSN and EN but the TSN has been ignored and the EN has not yet come into effect and, the Claimant is of the view, would not prevent the occurrence of the anticipated unauthorised development and is likely to result in a lengthy appeal time table and would not prevent further works at the site. In the circumstances, it is considered that there is sufficient evidence of an intended breach of planning control that cannot now be effectively restrained or apprehended by any means other than an injunction.

56) For the reasons stated herein, the Claimant contends that it is necessary and expedient to restrain the Defendants in the manner sought in the draft Order.

STATEMENT OF TRUTH

I believe that the facts stated in this witness statement are true. I understand that proceedings for contempt of court may be brought against anyone who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth."

I am duly authorised to make this Statement on behalf of the Claimant.

Signed:

A black rectangular box used to redact the signature of the Claimant.

Canterbury City Council

Dated: 21th May 2026

CLAIM NO:

IN THE HIGH COURT OF JUSTICE
KING'S BENCH DIVISION

BETWEEN :-

CANTERBURY CITY COUNCIL

Claimant

-and-

(1) JOHN JAMES LLOYD
(2) ADELINE READING
(3) PERSONS UNKNOWN

Defendants

EXHIBIT "IF1"

Head of Legal Services
Canterbury City Council
14 Rose Lane
Canterbury Kent CT1 2UR

Solicitor for the Claimant

'The Plan'



CLAIM NO: KB2026

IN THE HIGH COURT OF JUSTICE
KING'S BENCH DIVISION

BETWEEN :-

CANTERBURY CITY COUNCIL

Claimant

-and-

(1) JOHN JAMES LLOYD
(2) ADELINE READING
(3) PERSONS UNKNOWN

Defendants

EXHIBIT IF2(A)

Head of Legal Services
Canterbury City Council
14 Rose Lane
Canterbury Kent CT1 2UR

Solicitor for the Claimant

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



Official copy of register of title

Title number TT171520

Edition date 27.08.2024

- This official copy shows the entries on the register of title on 06 MAY 2026 at 15:03:44.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 06 May 2026.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Nottingham Office.

A: Property Register

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

KENT : CANTERBURY

- 1 (15.01.2001) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Three Acres, Maypole, Hoath, Canterbury (CT3 4LN).
- 2 (15.01.2001) There are excluded from the registration the mines and minerals excepted by a Conveyance dated 23 May 1932 made between (1)

NOTE: Copy filed under K820738.

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 (27.08.2024) PROPRIETOR: JOHN JAMES LLOYD of [REDACTED]
- 2 (27.08.2024) The price stated to have been paid on 13 August 2024 was [REDACTED]

End of register

CLAIM NO:

IN THE HIGH COURT OF JUSTICE
KING'S BENCH DIVISION

BETWEEN :-

CANTERBURY CITY COUNCIL

Claimant

-and-

(1) JOHN JAMES LLOYD
(2) ADELINE READING
(3) PERSONS UNKNOWN

Defendants

EXHIBIT IF2(B)

Head of Legal Services
Canterbury City Council
14 Rose Lane
Canterbury Kent CT1 2UR

Solicitor for the Claimant

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

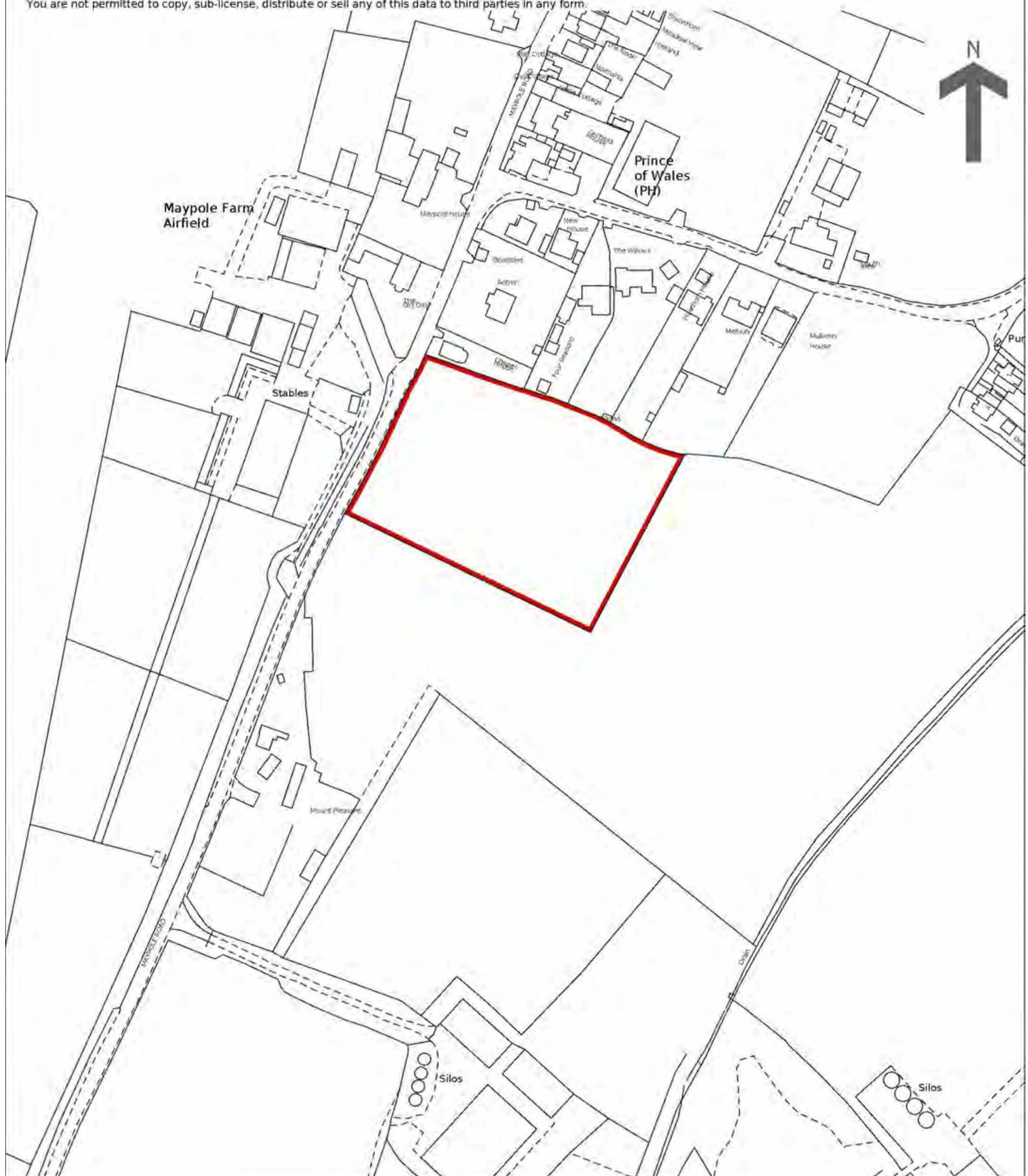
Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 06 May 2026 shows the state of this title plan on 06 May 2026 at 15:03:44. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the HM Land Registry, Nottingham Office .



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CLAIM NO:

IN THE HIGH COURT OF JUSTICE
KING'S BENCH DIVISION

BETWEEN :-

CANTERBURY CITY COUNCIL

Claimant

-and-

(1) JOHN JAMES LLOYD
(2) ADELINE READING
(3) PERSONS UNKNOWN

Defendants

EXHIBIT IF3(A)

Head of Legal Services
Canterbury City Council
14 Rose Lane
Canterbury Kent CT1 2UR

Solicitor for the Claimant

This form is specifically designed to be printed and completed offline.
Please complete this form in block capitals using black ink to facilitate scanning.
You are advised to read the accompanying guidance notes and per-question help text.
If you would rather make this application online, you can do so on our website:
<https://www.planningportal.co.uk/apply>

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to the Local Planning Authority in accordance with the legislation detailed on this form and 'The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it. Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to the Local Planning Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Local Planning Authority details:



planning@canterbury.gov.uk
01227 862 178
 14 Rose Lane
 Canterbury CT1 2UR

Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website. Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

1. Applicant Name and Address

Title:	Mr	First name:	John
Last name:	Lloyd		
Company (optional):			
Unit:		House number:	
		House suffix:	
House name:			
Address 1:			
Address 2:			
Address 3:			
Town:			
County:			
Country:			
Postcode:			

2. Agent Name and Address

Title:	Mr	First name:	Rob
Last name:	Jarman		
Company (optional):	Jarman Planning		
Unit:		House number:	
		House suffix:	
House name:			
Address 1:			
Address 2:			
Address 3:			
Town:			
County:			
Country:			
Postcode:			

3. Description of the Proposal

Please describe the proposed development, including any change of use:

Change of use from agriculture to residential, exclusively for the stationing of caravans for gypsies and travellers, the laying of hardstanding and the formation of a new access onto Maypole Road together with associated works

Has the building, work or change of use already started?

☐ Yes ☒ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes ☒ No

If Yes, please state the date when the building, work or change of use was completed (DD/MM/YYYY):

(date must be pre-application submission)

Reference number of permission in principle being relied on (technical details consent applications only):

Is the proposal for public service infrastructure development (within the meaning of article 2 of S.I. 2015/595 as amended by article 3 of S.I. 746/2021)?

☐ Yes ☒ No

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1: 'Three Acres'

Address 2: Maypole Road

Address 3: Hoath

Town:

County:

Postcode (optional): CT3 4LN

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: 20056 Northing: 64583

Description:

Agricultural field

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Christian de Grussa

Date (DD/MM/YYYY): 27/10/2025
(must be pre-application submission)

Details of pre-application advice received?

Letter subsequent to video call

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☒ Yes ☐ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way?

☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

In accordance with the Council's scheme

8. Authority Employee / Member

It is an important principle of decision-making that the process is open and transparent. For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the local planning authority.

Do any of the following statements apply to you and/or agent? ☐ Yes

☒ No

With respect to the authority, I am:

(a) a member of staff

(b) an elected member

(c) related to a member of staff

(d) related to an elected member

If Yes, please provide details of their name, role and how you are related to them.

9. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls			☒	☐
Roof			☒	☐
Windows			☒	☐
Doors			☒	☐
Boundary treatments (e.g. fences, walls)			☒	☐
Vehicle access and hard-standing		Crushed aggregate	☐	☐
Lighting			☒	☐
Others (please specify)			☒	☐

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☐ Yes

☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Supporting Statement, PEA, BNG assessment, drawing nos P_100 Rev C, P_101 Rev. B, P_200 Rev. H, P_201 Rev. H, P_202 Rev. G and P_210

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	0	6	6
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer ☐ Cess pit
☐ Septic tank ☐ Other
☒ Package treatment plant

Are you proposing to connect to the existing drainage system? ☐ Yes ☐ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☐ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☐ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☐ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☒ Yes ☐ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system ☐ Existing watercourse
☒ Soakaway ☐ Pond/lake
☐ Main sewer

14. Existing Use

Please describe the current use of the site:

Fallow land

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site:

Arable

When did this use end (if known)?

DD/MM/YYYY

(date where known may be approximate)

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

☐ Yes

☒ No

Proposed Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						a
Flats/maisonettes	☐						b
Sheltered housing	☐						c
Bedsit/studios	☐						d
Cluster flats	☐						e
Other	☐						f
Totals (a + b + c + d + e + f) =							A

Social, Affordable or Intermediate Rent	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						a
Flats/maisonettes	☐						b
Sheltered housing	☐						c
Bedsit/studios	☐						d
Cluster flats	☐						e
Other	☐						f
Totals (a + b + c + d + e + f) =							B

Affordable Home Ownership	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						a
Flats/maisonettes	☐						b
Sheltered housing	☐						c
Bedsit/studios	☐						d
Cluster flats	☐						e
Other	☐						f
Totals (a + b + c + d + e + f) =							C

Starter Homes	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						a
Flats/maisonettes	☐						b
Bedsit/studios	☐						c
Other	☐						d
Totals (a + b + c + d) =							D

Self Build and Custom Build	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						a
Flats/maisonettes	☐						b
Bedsit/studios	☐						c
Other	☐						d
Totals (a + b + c + d) =							E

Total proposed residential units (A + B + C + D + E) =

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						a
Flats/maisonettes	☐						b
Sheltered housing	☐						c
Bedsit/studios	☐						d
Cluster flats	☐						e
Other	☐						f
Totals (a + b + c + d + e + f) =							F

Social, Affordable or Intermediate Rent	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						a
Flats/maisonettes	☐						b
Sheltered housing	☐						c
Bedsit/studios	☐						d
Cluster flats	☐						e
Other	☐						f
Totals (a + b + c + d + e + f) =							G

Affordable Home Ownership	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						a
Flats/maisonettes	☐						b
Sheltered housing	☐						c
Bedsit/studios	☐						d
Cluster flats	☐						e
Other	☐						f
Totals (a + b + c + d + e + f) =							H

Starter Homes	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						a
Flats/maisonettes	☐						b
Bedsit/studios	☐						c
Other	☐						d
Totals (a + b + c + d) =							I

Self Build and Custom Build	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						a
Flats/maisonettes	☐						b
Bedsit/studios	☐						c
Other	☐						d
Totals (a + b + c + d) =							J

Total existing residential units (F + G + H + I + J) =

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

39

B. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use		Not applicable	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross internal floorspace proposed (including change of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
B2	General industrial	☐				
B8	Storage or distribution	☐				
C1	Hotels and halls of residence	☐				
C2	Residential institutions	☐				
C2A	Secure Residential institutions	☐				
C4	Homes in Multiple Occupation	☐				
E(a)	Display/Sale of goods other than hot food	☐				
E(b)	Sale of food and drink for consumption mostly on the premises	☐				
E(c)(i)	Financial services	☐				
E(c)(ii)	Professional services	☐				
E(c)(iii)	Other appropriate services in a commercial, business or service locality	☐				
E(d)	Indoor sport, recreation, or fitness - Excluding motorised vehicles, firearms, swimming, and skating	☐				
E(e)	Medical or health services - Except premises attached to the residence of the provider	☐				
E(f)	Creche, day nursery or day centre - Except where including a residential use	☐				
E(g)(i)	Offices - Except where not suitable in a residential area	☐				
E(g)(ii)	Research and development - Except where not suitable in a residential area	☐				
E(g)(iii)	Industrial processes - Except where not suitable in a residential area	☐				
F1	Learning and non-residential institutions	☐				
F2	Local community uses (essential shops, meeting places, sport, and recreation)	☐				
OTHER		☐				
Please Specify		☐				
Total						

18. All Types of Development: Non-residential Floorspace (continued)

Does the proposal include use as a shop (e.g. For the display/sale of goods under Use Class E(a), the sale of essential goods under Use Class F2, or as part of any other use)

☐ Yes ☒ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing tradable floor area (square metres) (e)	Tradable floor area to be lost by change of use or demolition (square metres) (f)	Total tradable floor area proposed (including change of use)(square metres) (g)	Net additional tradable floor area following development (square metres) (h = g - e)
E(a) Display/Sale of goods other than hot food	☐				
F2 Local community uses (essential shops, meeting places, sport, and recreation)	☐				
OTHER	☐				
Please Specify	☐				
Total					

Does the proposal include loss or gain of rooms for hotels, residential institutions, or hostels?

☐ Yes ☒ No

If you have answered Yes to the question above please add details in the following table:

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
C2A	Secure Residential Institutions	☐			
OTHER		☐			
Please Specify		☐			

19. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

21. Site Area

Please state the site area in hectares (ha)

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☒ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	
Other:		Other:			
Amount (tonnes):		Amount (tonnes):			

24. Biodiversity Net Gain

Do you believe that, if the development is granted planning permission, the Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990) would apply?

☒ Yes ☐ No

If No, please provide reasons, with reference to which exemptions or transitional arrangements you believe apply:

If Yes, please provide the information requested in all the questions below:

Please provide the date the pre-development biodiversity value of onsite habitat(s) have been calculated:
(this should be one of the following dates: the date of this application; or an earlier proposed date)

Date (DD/MM/YYYY):

07/01/2026

Please provide the pre-development biodiversity value of onsite habitats on this date:

0.51

If a date earlier than the date of the submission of the planning application has been specified above, please provide reasons why this date has been used:

Calculation completed in advance to support planning application

Please state the publication date of the biodiversity metric tool(s) used to calculate the onsite biodiversity value(s) provided above.

Date (DD/MM/YYYY):

03/07/2025

24. Biodiversity Net Gain (continued)

Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the pre-development biodiversity value of onsite habitat(s) was calculated and either:

- on or after 30 January 2020 which were not in accordance with a planning permission; or
- on or after 25 August 2023 which were in accordance with a planning permission?

☒ Yes ☐ No

If yes, please provide details including: the date immediately before this activity was carried out; the onsite biodiversity value on this date; and any supporting evidence (or reference to relevant document containing these details).

Between 2021 and 2025 a short length of native hedgerow and grassland removed within the northern visibility splay

If yes, please state the publication date of the biodiversity metric tool(s) used to calculate any onsite biodiversity value(s) provided above.

Date (DD/MM/YYYY):

03/07/2025

Does the application site have irreplaceable habitat(s) (corresponding to the descriptions in The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) which exist on land to which this application relates on the date the pre-development biodiversity value of onsite habitat(s) was calculated?

☐ Yes ☒ No

If yes, please provide a description of these and any further details (for example reference to relevant document):

I/We confirm this application is accompanied by the following:

- i. The completed biodiversity metric tool(s) showing the calculation of the pre-development biodiversity values, and on the dates, detailed above including, if applicable, those related to any loss (or degradation) of any onsite habitat(s)
- ☒ ii. Plan(s), showing onsite habitat(s) existing on the date the pre-development biodiversity value of onsite habitat(s) was calculated; and
- iii. If applicable, plan(s) showing onsite irreplaceable habitat(s) existing on the date the pre-development biodiversity value of onsite habitat(s) was calculated.

Please provide details (for example reference to relevant document):

PEA, Report 1670 BNG, Baseline Map, Post Int Map and SBMCT Jan-25 - Statutory metric

Note: Plans must be drawn to an identified scale, and show the direction of North.

25. Ownership Certificates and Agricultural Land Declaration

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

*"owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

**"agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates.

*"owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

**"agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

25. Ownership Certificates and Agricultural Land Declaration (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE C****Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14**

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners* and/or agricultural tenants** of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

--	--	--

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

CERTIFICATE OF OWNERSHIP - CERTIFICATE D**Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14**

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

--	--	--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority (LPA) has been submitted.

- | | | | |
|--|-------------------------------------|---|-------------------------------------|
| The original and 3 copies* of a completed and dated application form: | ☒ | The correct fee: £588 | ☒ |
| The original and 3 copies* of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: | ☒ | The original and 3 copies* of a design and access statement, if required (see help text and guidance notes for details): | ☒ |
| The original and 3 copies* of other plans and drawings or information necessary to describe the subject of the application: | ☒ | The original and 3 copies* of a fire statement, if required (see help text and guidance notes for details): | ☒ |
| | | The original and 3 copies* of the completed, dated Ownership Certificate (A, B, C or D – as applicable) and Article 14 Certificate (Agricultural Holdings): | ☒ |

*National legislation specifies that the applicant must provide the original plus three copies of the form and supporting documents (a total of four copies), unless the application is submitted electronically or, the LPA indicate that a smaller number of copies is required. LPAs may also accept supporting documents in electronic format by post (for example, on a CD, DVD or USB memory stick). You can check your LPA's website for information or contact their planning department to discuss these options.

Plans can be bought from one of the Planning Portal's accredited suppliers: <https://www.planningportal.co.uk/buyaplanningmap>

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

30/01/2026

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code:

Email address (optional):

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☐ Yes ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ Agent

☐ Applicant

☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

CLAIM NO:

IN THE HIGH COURT OF JUSTICE
KING'S BENCH DIVISION

BETWEEN :-

CANTERBURY CITY COUNCIL

Claimant

-and-

(1) JOHN JAMES LLOYD
(2) ADELINE READING
(3) PERSONS UNKNOWN

Defendants

EXHIBIT IF3(B)

Head of Legal Services
Canterbury City Council
14 Rose Lane
Canterbury Kent CT1 2UR

Solicitor for the Claimant



- Existing Vegetation Retained
Protected in accordance with BS5837-2012
- Existing Trees
Neighbouring trees.
- Specimen Ornamental Urban Tree Planting
(Within soft landscape pit backfilled with topsoil to BS3882/2015)
- Proposed - Other Native Tree Planting
- Mixed Native Hedgerow Planting
Double staggered rows 300mm apart / 5/lin m / Transplants
- Flowering Lawn Grass Mix
Plot Frontages / Flowering Lawn Mix
- Wild Flower Species Mix
Enhanced marginal grassland habitats;
- Proposed - Planting
- Primary Road Surface
Asphalt
- Secondary Road Surface / Private Driveway
Semi-Permeable Pea Shingle
- Private Patio
- Below Ground Drainage
- Tall Fence (1.6m)
Ranch Style Fence
- Ranch Style Fencing
- Red Boundary Line
(Area of Works)
- Other Land Owned By Client
- Visibility Splays
(43m set back 2.4m from highway)
- 30mph Zone
Public Road
- 60mph Zone
Public Road
- Private Road
Outside Red Line Boundary
- Hedgehog House
Log and brash habitat piles
- ASHP Air Source Heat Pump
Location
- W R Recycling / Waste Storage
- Bio Sewer System Sewerage Treatment System
- Soakaway

Site Plan
1: 500

Plot Areas	
Area of Works	3791m ²
Plot 1	346m ²
Plot 2	342m ²
Plot 3	339m ²

REV:	DESCRIPTION:	BY:	DATE:		
STATUS:		Planning			
CLIENT:					
ARCHITECT:				William Jones Architect	
SITE:				3 Acres Hoath	
TITLE:				Proposed Site Plan	
SCALE:	DATE:	DRAWN:	CHECKED:		
1/500@A3	18.02.25	JK	77		
PROJECT NO:	DRAWING NO:	REVISION:			
2250	P_200	J			

CLAIM NO:

IN THE HIGH COURT OF JUSTICE
KING'S BENCH DIVISION

BETWEEN :-

CANTERBURY CITY COUNCIL

Claimant

-and-

(1) JOHN JAMES LLOYD
(2) ADELINE READING
(3) PERSONS UNKNOWN

Defendants

EXHIBIT IF3(C)

Head of Legal Services
Canterbury City Council
14 Rose Lane
Canterbury Kent CT1 2UR

Solicitor for the Claimant

APPLICATION NUMBER: CA/26/00161

ADDRESS: Three Acres, Maypole Road, Hoath, Kent, CT3 4LN

RELEVANT PLANNING HISTORY

Land Adjacent To Chapel House, Maypole Road, Hoath, Canterbury, Kent, CT3 4LN (Application site)

CA/21/00719 - Two-storey detached dwelling and single-storey detached dwelling with associated parking and vehicle access. Refused 07/06/2021

Reasons for refusal:

- 1. The proposed dwelling would be located outside of any settlement identified as suitable for residential development and, with no overriding justification having been demonstrated for their provision, would give rise to an unacceptable urbanisation and intensification of sporadic development, representing an unsustainable and harmful form of development in a rural location, poorly related to the range of local services found in the urban areas. The proposed development is therefore contrary to policies SP1, SP4 and HD4 of the Canterbury District Local Plan 2017 and the NPPF.*
- 2. The proposal would fail to have sufficient regard for the character, setting and context of the site, would harm the rural landscape and result in less than substantial harm to the setting of Ford, Maypole and Old tree (Hoath) Conservation Area. The proposed development is therefore contrary to policies DBE3, LB4, HE1 and HE6 of the Canterbury District Local Plan 2017 and the NPPF.*
- 3. The proposed development would result in an unjustified loss of agricultural land in conflict with local plan policy EMP12 and the wider aims of the NPPF.*
- 4. The applicant has failed to demonstrate that the development can achieve nutrient neutrality. Without the delivery of necessary measures to mitigate the impacts of the proposed development on Stodmarsh Nature Reserve SAC and RAMSAR, it would be contrary to the Habitat Regulations (as amended) to grant consent for development which, on advice of Natural England, would affect the integrity of a European site. The proposal is therefore contrary to Policies LB5 and LB6 of the Canterbury District Local Plan and National Planning Policy Framework.*
- 5. The applicant has failed to secure the delivery of the necessary measures to mitigate the impacts of the proposed development on the Thanet Coast and Sandwich SPA. The application is therefore in conflict with policies SP6 and LB5 of the Canterbury District Local Plan 2017 and the NPPF and the Habitat Regulations (as amended).*
- 6. The proposed development fails to provide sufficient visibility splays and has failed to demonstrate vehicles can exit the site in a forward gear in a safe manner, to the detriment of highway safety. As such, the proposal would be in conflict with policy DBE3 of the Canterbury District Local Plan and NPPF.*

7. *The applicant has failed to demonstrate that the development avoids a net loss of biodiversity/nature conservation value. The proposal is therefore in conflict with policy LB9 of the Canterbury District Local Plan 2017 and the NPPF.*

PROPOSED DEVELOPMENT

Change of use of land for the stationing of 3 caravans together with the laying of hard standing and formation of access.

CONSULTATION

KCC Highways – Object on highways safety grounds.

CCC Heritage – Object due to impact on setting of adjacent conservation area.

KCC Ecology – No objections, subject to conditions.

KCC Archaeology – No objections, subject to archaeological pre-commencement condition.

REPRESENTATIONS

A site notice was placed within the vicinity of the area, an advert was placed in the local press and neighbours were notified of the proposed development. 56 letters of representation were received objecting to the works on the following grounds:

- Site is unsustainably located within the open countryside
- Previously refused planning permission for development of site
- Lack of local services resulting in future occupiers being car dependent
- Loss of existing Grade 2 agricultural land
- Impact on the rural character, setting and identity of the area
- Impact on the setting of the adjacent conservation area
- Precedence and potential for incremental intensification of proposed use
- Disturbance to SEN animal assisted therapy facility opposite in terms of additional noise and movement
- Detrimental to highway safety
- Increase in vehicle movements
- Disruption to local residents during construction period
- Detrimental impact of proposed hedge planting on neighbouring occupiers of Chapel House
- Harm to biodiversity and wildlife through development of field and removal of existing hedgerow
- Impact on open nature of countryside from proposed tree and hedge planting
- Impact of proposed hard standing on BNG
- Impact of artificial lighting on rural character and wildlife
- Potential impact to archaeological remains
- Pollution, drainage and flood risk issues from proposed package treatment plant
- Proposed drainage should connect to public foul sewerage network

- Lack of supporting infrastructure
- Gypsy/traveller definition not met
- Lack of evidence of need
- Draft Local Plan has identified other suitable sites for Gypsy and Traveller sites

24 letters of representation were received in support of the proposals on the following grounds:

- Good location for development
- Small size of site
- Suitable distance from other buildings
- Good use of unused fields
- Visually acceptable
- Support other cultures
- Reduce need for Council to build other Gypsy and Traveller sites

A letter from the MP Sir Roger Gale was received objecting to the proposals on the following grounds:

- Highways safety issues
- Site is farmland that is unallocated for housing

Hoath Parish Council – Object on the following grounds:

- Scale and density of development out of character with rural setting, landscape, historic surroundings, Ford, Maypole, Old Tree Conservation Area and Hoath, Rushbourne, Tile Lodge Conservation Area
- Lack of parish infrastructure to support the development
- Lack of public transport linking Hoath Parish with key urban areas and services, Herne Bay and Canterbury
- Impact of standing caravans/mobile homes, touring caravans and six cars on the Ford, Maypole Old Tree Conservation Area, the rural location, Grade 2 farmland, highways and traffic
- Lack of detail in the Three Acres application design
- Absence of information regarding the intended gypsy and traveller occupiers and their need for this proposed accommodation
- Potential for subsequent incremental development/ “development by stealth” and urbanisation of the countryside
- Loss of BMV land and impact on the parish’s landscape and rural character
- Impact of visibility splays on Public Right of Way CB99
- Impact on biodiversity of removal of existing mature hedgerow bordering the site to facilitate installation of visibility splays

DEVELOPMENT PLAN POLICIES

Canterbury District Local Plan 2017

CC11 - Sustainable drainage systems
SP1 - Sustainable Development
SP4 - Strategic approach to location of development
SP6 - SAMMS Thanet Coast and Sandwich Bay/Thames and Swale SPAs
DBE1 - Sustainable Design and Construction
DBE3 - Principles of Design
HE1 - Heritage Assets
HE6 - Conservation Areas
HE11 – Archaeology
HE12 – Area of Archaeological Interest
HD10 - Seasonal, temporary or permanent use of land by Gypsies and Travellers
LB4 – Landscape Character Area
LB5 - Sites of International Conservation Importance
LB6 - Sites of Special Scientific Interest
LB8 – Landscape Scale Biodiversity Networks
LB9 - Biodiversity
QL12 - Potentially Polluting Development
T1 - Transport Strategy
T17 - Transport Assessments and Travel Plans

Draft Canterbury District Local Plan 2043

SS2 – Sustainable Design Strategy for the District
SS3 – Development Strategy for the District
R20 – Countryside
DS6 – Gypsy and Traveller Accommodation
DS12 – Net Zero Carbon Ready and Water Efficiency
DS13 – Sustainable Design
DS17 – Active and Sustainable Travel
DS18 – Highways and Parking
DS20 – Habitats of International Importance
DS26 – Landscape Character
DS30 – Historic Environment and Archaeology
DM5 – Parking Design
DM14 – Noise, Odour and Dust Pollution
DM15 – Light Pollution and Dark Skies

Gypsy and Traveller and Travelling Showperson Accommodation Assessment (GTAA) June 2025

Canterbury Landscape Character Assessment and Biodiversity Appraisal (2020)

Planning Policy for Traveller Sites (2024)

ASSESSMENT

The main considerations in the assessment of this application are:

- Principle
- Character and appearance
- Living conditions
- Highways
- Ecology
- Archaeology
- Other Matters

Principle

The Canterbury Local Plan 2017 seeks to direct development to the urban areas of Canterbury, Herne Bay and Whitstable. The site is located outside of any established settlement identified within policy SP4 as suitable for development and is located within the open countryside.

Policy HD10 of the Local Plan sets out criteria for gypsy sites that must be met when considering applications; including the site/development:

- a) being well-connected to local services,**
- b) being capable of being provided with water, sewage disposal, and electricity**
- c) respecting the scale of an existing settlement**
- d) preserving areas of landscape significance**
- e) protecting the amenity of neighbouring occupiers**
- f) being safe for both pedestrians and motorists,**
- g) incorporating an environmental management plan where necessary**

In terms of point (a), there are no services or facilities located close by that could provide for the site and there is no pavement running along Maypole Road, the single lane road to the front of the site, to provide a safe pedestrian access route from the site. There is also no public transport within close proximity of the site.

Whilst the site is located just south of existing ribbon development known as Maypole, this is not identified as a settlement in the adopted Local Plan. The nearest identified settlement is the village of Hoath which is located approximately 500m to the southeast of the site as the crow flies. Nevertheless, this settlement does not include key services such as a shop or GP Practice and, as such, it is considered that future occupiers would still be unreasonably reliant upon facilities located away from this settlement, thus exacerbating their dependence upon the private use of a motor vehicle.

In light of the above assessment, the proposed site would not be well-connected to local services, in conflict with policy HD10 (a).

The Planning Statement confirms that sewage would be provided through an on-site septic tank. The proposal therefore complies with point (b).

Points (c), (d), (e), (f), and (g) and considered further in the Character and Appearance, Living Conditions, Highways, and Ecology sections below.

Gypsy status

The development is proposed to be occupied by members of the gypsy and travelling community; however, no details have been provided with regards to the identity or personal circumstances of the proposed occupiers.

A material consideration is whether potential occupiers of the site would meet the definition of gypsies and travellers as set out in the government's Planning Policy for Traveller Sites (PPTS). PPTS definition of gypsy/traveller is as follow: -

'persons of the nomadic habitat of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependents' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such'.

As no personal information has been provided, the submission has not demonstrated that the proposed occupiers fall within the definition of a gypsy or traveller. There are no details of where the proposed occupiers currently live, or did live, and no justification has been provided as to why these are no longer suitable or why a permanent base at this site is now needed. No evidence of a local connection to the area has been provided to support the need for them to be located at the development site. Finally, no evidence has been presented to confirm if alternative sites have been looked into or their reasons for being discounted.

Need for and provision of sites

Local authorities are required to ensure they comply with national requirements to meet the needs of gypsies and travellers as set out within the Housing Act (2011). The PPTS states that Local Planning Authorities should identify and update annually a supply of specific strategic deliverable sites sufficient to provide 5 years' worth of sites against their locally identified need.

The updated Gypsy and Traveller and Travelling Showperson Accommodation Assessment (GTAA) from June 2025 has identified an outstanding need of 43 pitches by 2042/43 for the district. The GTAA identifies the Council's preferred approach is to accommodate the majority of this need through the regularisation and/or intensification of existing sites. This is also set out within policy DS6 of the draft Local Plan, which is currently at Regulation 19 consultation stage, with submission of the draft Local Plan for examination expected in September 2026.

Loss of Agricultural Land

The application site is Grade 2 Agricultural Land which is considered best and most versatile (BMV) farmland. Policy EMP12 seeks to protect the best and most versatile farmland for the longer term and states that planning permission may be granted on unallocated BMV agricultural land for housing if the necessity of the development is demonstrated together with evidence that a suitable site within the urban area or on poorer quality land cannot be identified.

As highlighted above, no evidence has been submitted to demonstrate that the proposed occupiers have a connection to the area which would warrant the need for new housing at this site, and no evidence has been provided that other sites have been explored. Whilst the application submission argues that the site is comparatively small in size compared to other farmland and that the proposed hardstanding would only cover a small area of the site, this is not sufficient justification for the loss of unallocated BMV. As such, the proposal is considered to result in an unacceptable and unjustified loss of agricultural land.

Given the above assessment, the proposed development is considered to be contrary to policy EMP12 of the Local Plan and is unacceptable in principle.

Presumption in favour of sustainable development

Canterbury CC cannot presently demonstrate an up-to-date five-year supply of housing when measured against its objectively assessed need. This means that the presumption in favour of sustainable development as set out at paragraph 11 of the National Planning Policy Framework (NPPF) must be applied. For decision making this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

The presumption in favour of development would be disengaged if the impact on the conservation area provides a strong reason for refusing the development or if the adverse impacts of the proposal would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.

Character and appearance

Policy DBE3 of the Canterbury District Local Plan 2017 requires new proposals to be of high quality design which responds to the objectives of sustainable development. Policy DBE3 also requires that development should be considered against a range of criteria including its visual impact, the form of the development in terms of the efficient use of land, layout, landscape, density and mix, scale, massing, materials, finish and architectural detail.

Policies HE1 and HE6 requires within or adjacent to a conservation area to preserve or enhance its character and appearance or setting. Policy LB4 also requires proposals to preserve the landscape setting of Landscape Character Areas.

The application site comprises undeveloped agricultural land located along the rural Maypole Road within the Hoath Landscape Character Area. Given the isolated position of the site outside of the confines of any settlement, it is considered that it fails to respect the scale of an existing settlement, contrary to point (c) of policy HD10.

The site abuts the Ford, Maypole and Oldtree (Hoath) Conservation Area on its northern edge and therefore lies within its setting. This part of the conservation area derives its significance in part from the age, architectural quality and positive contribution of the buildings in Maypole together with its historic connection to the rural landscape. The application site in its existing form contributes to the significance of the conservation area by maintaining an appreciation of the historic connections with the countryside and a historic worked landscape.

The previously refused scheme CA/21/00719 for two dwellings at the site concluded that the development would have an urbanising effect to the site, reducing the legibility and understanding of the conservation area's rural setting, which would not be mitigated by the proposed design, layout or landscaping.

Although the site has been pulled back from slightly from the conservation area boundary in comparison to the previously refused scheme and boundary planting has been included, this is not considered to be sufficient mitigation to remove the harm to the setting of the conservation area. The introduction of 3 static caravans and 3 touring caravans and associated hardstanding, lighting and domestic paraphernalia would lead to a proliferation of residential activity and the thereby still represent the urbanisation of the site. As such, the proposed development would result in less than substantial harm to the setting of the conservation area. Consideration will therefore be given in the Planning Balance section below as to whether the public benefits of the proposal outweigh this less than substantial harm.

Furthermore, the Canterbury Landscape Character Assessment and Biodiversity Appraisal notes the key characteristics of the Hoath Farmlands Landscape Character Area include its open and rolling agricultural landscape with long views over open fields and its provision of a rural setting to the conservation areas within it.

Whilst there are existing hedgerows to the front of the site alongside Maypole Road, the scheme proposes to enhance this landscaped boundary through dense tree planting behind

the retained hedgerow. New hedgerows are also proposed to the southern and eastern boundaries of the caravans, to create private rear garden areas for the caravans. A large area of dense tree planting behind a new boundary hedgerow is also proposed along the northern part of the site.

As such, although the new landscaping to the site boundaries is proposed to aid screening of the development to reduce its visual impact on the area, the introduction of significant new tree and hedgerow planting would result in a loss of openness, which is a distinctive part of the Hoath Farmlands Landscape Character Area.

The proposed development would therefore erode the rural character of the area through extending built form into the open countryside, causing harm to the rural character and appearance of the local area, the Hoath Farmlands Landscape Character Area, and the Ford, Maypole and Oldtree (Hoath) Conservation Area. The visual harm could not be mitigated against through the proposed additional tree and hedgerow boundary planting as this would further erode the open character of the area.

As such, the proposed development is considered to be contrary to DBE3, LB4 and HD10(c & d), HE1, and HE6 of the Local Plan, together with Sections 12 and 16 of the NPPF which requires good design and seeks to conserve the environment.

Living Conditions

The Local Plan states that planning decisions should aim to secure a good standard of amenity for all existing and future occupants of land and buildings.

The application site is considered to be located sufficiently distance away from neighbouring occupiers to ensure no overbearing impacts or loss of light or privacy. Furthermore, given this degree of separation distance, no unacceptable impact with regards to noise and disturbance is anticipated.

Given the above, the proposed development is considered to be in compliance with policy HD10(e) and DBE3 of the Local Plan and the NPPF.

Highways

The Local Plan states that when assessing design quality, safe movement within and around a proposed development must be a consideration.

It is considered the vehicle movements generated by the residential use of three static caravans and three touring caravans would not add undue pressure to the highway network. The proposed parking within the site also accords with the Council's parking standards.

Vehicular access to the site is proposed from a new access from Maypole Road (Class C classified road). Visibility splays of 43m have been shown on the submitted site plans, which accords with the 30mph speed limit at the location of the proposed new access point. However, the speed limit along Maypole Road changes from 30mph to 60mph immediately

to the south-west of the proposed access point. As such, KCC Highways have confirmed that the visibility splay to the south-west of the access point would need to be 203m long.

Whilst KCC Highways acknowledge that it is unlikely that the 60mph speed limit is being achieved at this location, an ATC speed survey at the point of the access (or within 50m southwest of the proposed new access point) would be the only way to determine actual driven speeds. This would enable the required length of the visibility splays to be determined by the 85th percentile speed within such a survey. An ATC speed survey has not been submitted, and as such, insufficient information has been provided to demonstrate that the proposed visibility splays to the proposed new access would provide sufficient visibility along Maypole Road.

Furthermore, the proposed gates to the site are shown as being set back only 6m from the road. KCC Highways advise that there is a need for the proposed gates to be set back a minimum of 10m to ensure that a vehicle trailing a caravan can pull fully off the road whilst the gates are opened, to ensure that the highway is not obstructed whilst the gates are being opened.

Finally, vehicle tracking drawings showing a vehicle trailing a caravan entering and exiting the site have not been submitted. It is therefore not possible to demonstrate that the proposed entrance to the site can accommodate this manoeuvre, nor that there is sufficient turning space within the hard standing area within site for a vehicle trailing a caravan to turn within the site and manoeuvre into the parking spaces shown and then exit in a forward gear. If adequate turning space with hardstanding is not provided, there is the risk of mud from soft landscaping within the site being dragged out onto the highway.

As such, whilst the proposed development is considered to be acceptable in terms of off-road parking provision and policy T9 of the Local Plan, it is unacceptable in terms of highway safety, contrary to policies HD10(f) and DBE3 of the Local Plan and the NPPF.

Ecology

Biodiversity

The existing short grassland and a small area of hedgerow bounding Maypole Road would be impacted by the proposed development. KCC Ecology have reviewed the application and are satisfied that impacts to protected/notable species, including reptiles, breeding birds, foraging bats, dormouse and Great Crested Newts, can be addressed via a precautionary mitigation approach, which can be secured by condition. They also note that the proposed landscaping would result in an increase in habitat which would benefit protected/notable species.

In terms of ecological enhancements, the proposed Site Plan shows enhancement features including hedgehog houses and reptile refugia would be incorporated into the site. KCC Ecology have recommended that these ecological enhancements are secured and maintained through a further condition for the submission and approval of a Landscape and Ecological Management Plan.

With regards to Biodiversity Net Gain (BNG) provision, the mandatory 10% BNG is required to be provided. The submitted BNG metric and report conclude that a BNG of 10% for habitats and 21% for hedgerows can be achieved on site, and KCC Ecology agree that this is achievable. KCC Ecology do not consider these gains to be significant, and if planning permission was granted, the submission and approval of a Biodiversity Gain Plan would be secured via the deemed condition.

Given the above, the proposed development is in accordance with policies H10(g), LB8 and LB9 of the Local Plan and the NPPF.

Stodmarsh Nature Reserve

Under the provisions of the Habitats Regulations, the Council is required to consider the potential impacts of new development on European-designated sites including Special Protection Areas (SPA), Special Areas of Conservation (SAC) or Ramsar sites and where appropriate mitigate the effect of the proposed development upon such protected sites.

The Stodmarsh Nature Reserve is protected under European Law and is managed by Natural England. Natural England has identified that the water quality in the lakes here has deteriorated and this is linked to the discharge of wastewater from new homes into the wastewater treatment works within the Stour Valley river catchment area.

The proposal would lead to additional overnight accommodation within the Stour Catchment Area and would therefore increase pressure on the Stodmarsh Nature Reserve. The scheme proposes that the caravans are connected to a package treatment plant for wastewater disposal and states that it is impractical and unviable to connect with the mains foul drainage system. However, Southern Water confirmed in their comments on the previous application at the site ref. CA/2100719 (see Planning history section above) that the public foul sewerage network was located within close vicinity of the development, and the proposed use of a private treatment plant or septic tank at this location would not be supported.

As such, the proposed caravans the preferred and expected approach is for the proposed caravans to connect to the public foul sewerage network. Insufficient evidence has been submitted to justify the infeasibility of the connection to the mains wastewater network, such as in the form of a drainage engineer's report, and the avoidance of the need to provide mitigation to demonstrate nutrient neutrality for the scheme is insufficient justification for the use of a package treatment plant.

As such, no mitigation has been put forward, and an Appropriate Assessment for this site has therefore not been undertaken by the Council. Without mitigation, the development would have a potential significant effect on the integrity of Stodmarsh RAMSAR/SAC designation which cannot be ruled out. As such, the proposal is contrary to policies SP6, LB5 and LB6 of the Local Plan and the NPPF.

SAMMS

Policy SP6 and LB5 of the Local Plan states that no development will be permitted which may have an adverse effect on the integrity of SAC, SPA and Ramsar sites.

Under the provisions of the Habitats Regulations, the Council is required to consider the potential impacts of new development on European-designated sites including Special Protection Areas (SPA), Special Areas of Conservation (SAC) or Ramsar sites and where appropriate mitigate the effect of the proposed development upon such protected sites.

The site is located within the Thanet Coast and Sandwich Bay SPA. Following a significant decline in important bird species in Kent, the Council have worked with Natural England to create SAMMS for this SPA and the recreational impacts on new residential development in this area can be offset by making a financial contribution towards SAMMS. As the application was found to be unacceptable on other grounds, a Unilateral Undertaking (UU) for the SAMMS contribution has not been sought.

Given the above, in the absence of a UU, the proposed development is not in accordance with policies SP1, SP6 and LB5 of the Local Plan and the NPPF.

Archaeology

Paragraph 207 of the NPPF sets out that where development has the potential to affect heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment, and where necessary, a field evaluation. In accordance with this, policy HE11 of the Local Plan 2017 sets out that planning applications, on sites where there is or is the potential for an archaeological heritage asset, must include an appropriate desk based assessment of the asset. In addition, where important or potentially significant archaeological heritage assets may exist, developers will be required to arrange for field evaluations to be carried out in advance of the determination of planning applications. This is endorsed by Section 17 of the NPPF and the City Council's adopted 'Heritage, Archaeology and Conservation' Supplementary Planning Guidance provides further guidance.

The site is located within an area of archaeological potential given its location adjacent to the Canterbury/Reculver Roman road. There is also a general potential for palaeolithic archaeology as seen in gravel working in the area.

The proposal would involve groundworks to create the new access, hardstanding for parking and foundation bases for the static caravans, as well as deeper excavations for the installation of services including a cess tank. KCC's Archaeological Officer also notes that proposed planting could impact on shallow archaeology deposits in this location if present immediately below plough soil.

Although an archaeological assessment has not been submitted with the application, KCC's Archaeological Officer is satisfied that the potential impacts of the scheme on archaeology can be appropriately addressed through a pre-commencement condition to secure a staged programme of archaeological assessment, evaluation and mitigation. As such, the proposed development would accord with policies HE11 and HE12 of the Canterbury District Local Plan 2017 and the NPPF.

Other matters

Human rights

The Council, in the exercise of its functions, has a duty under Section 149 of the Equality Act to have due regard to the need to eliminate discrimination, promote equality of opportunity and foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

It acknowledged that Gypsies and Travellers suffer the worst health and education status of any disadvantaged group in England. The Government's aim in the Planning Policy for Traveller Sites document is to ensure fair and equal treatment for Travellers, in a way that facilitates their traditional and nomadic way of life while respecting the interests of the settled community. It is considered that the Council has given proper and due consideration to its duty under the Equality Act, in determining this application.

The Human Rights Act 1998 (the 1998 Act) came into effect in October 2000 when provisions of the European Convention on Human Rights (the ECHR) were incorporated into UK law. Officers have taken into account the provisions of the Human Rights Act 1998 (1998 Act), particularly Article 8 (the right to respect for an individual's private and family life), as they relate to the application when balancing the competing interests of the applicant, any third party opposing the application, and the community as a whole in reaching their decisions. Any interference with an individual's human rights under the 1998 Act/European Convention on Human Rights (ECHR) must be just and proportionate to the objective in question and must not be arbitrary, unfair or oppressive. However, the applicant's human rights are not absolute and have to be balanced against the wider public interest.

As above, no evidence was provided regarding the identity of the proposed occupants and so it is not possible to consider personal circumstances within the assessment of the application and to confirm they meet the definition of gypsy/traveller. The identified visual harm, heritage harm, highways safety impact, unjustified loss of Grade 2 agricultural land, and impact on the Stodmarsh RAMSAR/SAC designation are considered to outweigh any potential benefit to the private interest. The assessment and considerations in this report represent an appropriate balance between the rights of the applicant and public interest.

Temporary permission

Consideration has been given as to whether temporary permission would be appropriate. However, given the identified heritage and visual harm, as well as the unjustified loss of Grade 2 agricultural land, highways safety impact, impact on the Stodmarsh RAMSAR/SAC designation and the absence of evidence provided to confirm the identity of the proposed occupiers and whether they would meet the definition of a gypsy/traveller, it is not considered appropriate or justified in this particular instance to grant temporary planning permission.

Planning Balance

The application would contribute towards the Council's land supply of gypsy and traveller pitches as required by the PPTS. However, no information has been provided to confirm the identity of the proposed occupants, so it has not been possible to confirm that they meet the definition of a gypsy/traveller nor to assess whether there are any exceptional personal circumstances which would weigh into the planning balance.

The location of the proposed development within the open countryside would result in an unsustainable and harmful form of development, which would erode the rural character of the area and result in a loss of openness by extending built form into the open countryside. This would harm the Hoath Farmlands Landscape Character Area and would result in less than substantial harm to the setting of the Ford, Maypole and Oldtree (Hoath) Conservation Area. Furthermore, insufficient justification has been provided for the loss of the existing Grade 2 agricultural land.

Insufficient justification has been provided for the proposed use of a package treatment plant instead of connecting the site to the public foul sewerage system, and no measures have been provided to mitigate the impacts of an increase in the discharge of wastewater into the Stodmarsh Nature Reserve SAC and RAMSAR. The application has therefore failed to demonstrate that the proposed development can achieve nutrient neutrality.

The absence of a legal agreement for a SAMMS contribution would also place increased pressure on the special character and ecological importance of the Thanet Coast and Sandwich Bay SPA.

As such, there are adverse impacts resulting from the grant of permission which would demonstrably outweigh the benefits of the scheme, as well as adverse impacts on the habitats areas of the Stodmarsh Nature Reserve SAC and RAMSAR and the Thanet Coast and Sandwich Bay SPA and on the setting of the adjacent conservation area, which would provide a strong reason for refusing the proposed development. The presumption in favour of development is therefore disengaged in accordance with paragraph 11 d (i) and (ii) of the NPPF, and it is recommended that planning permission be refused.

On the basis of the assessment above, the proposed development conflicts with the relevant policies of the adopted Local Plan. The draft Local Plan to 2043 is a material consideration in the assessment of this application. Having regard to the relevant policies in the draft Local Plan and the weight of the draft Local Plan, it does not indicate that a decision should be made other than to refuse the application on the basis of the assessment above.

RECOMMENDATION: REFUSE

1. The application site is located within the open countryside and outside the confines of any defined settlement. As such, the development would constitute an unsustainable and harmful form of development. The public benefits derived from three gypsy and traveller pitches are not considered to outweigh this harm. The proposal is therefore

contrary to policies SP1, SP4, and HD10 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework 2024.

2. The proposal, by virtue of its siting and scale, would erode the rural character of the area and result in a loss of openness by extending built form into the open countryside; thereby causing harm to the rural character and appearance of the local area, the Hoath Farmlands Landscape Character Area, and the setting of the Ford, Maypole and Oldtree (Hoath) Conservation Area. As such, it fails to preserve the character or appearance of the conservation area and the public benefits derived from three gypsy and traveller pitches are not considered to outweigh this harm. The proposed development is subsequently contrary to policies DBE3, LB4, HD10, HE1 and HE6 of the Canterbury District Local Plan 2017 and National Planning Policy Framework 2024.
3. The applicant has not submitted evidence which demonstrates that the proposed occupants of the site have a nomadic way of life and would therefore fall within the prescribed definition of a Gypsy/Traveller in the Planning Policy for Traveller Sites. As such, the development conflicts with the Government's Planning Policy for Traveller Sites (August 2015), policy HD10 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework 2024.
4. The proposed development would result in an unjustified loss of agricultural land in conflict with local plan policy EMP12 and the wider aims of the National Planning Policy Framework 2024.
5. The proposed development fails to provide sufficient visibility splays and has failed to demonstrate vehicles trailing a caravan can exit the site in a forward gear in a safe manner, to the detriment of highway safety. As such, the proposal is contrary to policies DBE3 and HD10 of the Canterbury District Local Plan and the National Planning Policy Framework 2024.
6. The applicant has failed to demonstrate that the development can achieve nutrient neutrality. Without the delivery of necessary measures to mitigate the impacts of the proposed development on Stodmarsh Nature Reserve SAC and RAMSAR, it would be contrary to the Habitat Regulations (as amended) to grant consent for development which, on advice of Natural England, would affect the integrity of a European site. As such, the scheme is contrary to policies SP6, LB5 and LB6 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework 2024.
7. The applicant has failed to secure the delivery of necessary measures to mitigate the impacts of the proposed development on Thanet Coast and Sandwich Bay SPA. Without such mitigation measures, it would be contrary to the provisions of the Habitat Regulations and Directive to grant consent for development which, on advice of Natural England to grant consent for development which, on advice of Natural England, would affect the integrity of a European site. The proposal is therefore contrary to policies SP1, SP6 and LB5 of the Canterbury District Local Plan and National Planning Policy Framework 2024.

CLAIM NO:

IN THE HIGH COURT OF JUSTICE
KING'S BENCH DIVISION

BETWEEN :-

CANTERBURY CITY COUNCIL

Claimant

-and-

(1) JOHN JAMES LLOYD
(2) ADELINE READING
(3) PERSONS UNKNOWN

Defendants

EXHIBIT IF3(D)

Head of Legal Services
Canterbury City Council
14 Rose Lane
Canterbury Kent CT1 2UR

Solicitor for the Claimant

CANTERBURY CITY COUNCIL

DECISION NOTICE

Correspondence Address:

Mr Rob Jarman
Jarman Planning
New House
East Street
Addington
West Malling
ME19 5DG

Town and Country Planning Act 1990
The Planning (Listed Buildings and Conservation Areas) Act 1990

NOTIFICATION OF REFUSAL OF FULL PLANNING PERMISSION

Application Number: CA/26/00161
Location: Three Acres, Maypole Road, Hoath, Kent, CT3 4LN
Proposal: Change of use of land for the stationing of 3 caravans together with the laying of hard standing and formation of access.

Take notice that Canterbury City Council, the district planning authority under the Town and Country Planning Act 1990, has **REFUSED** your application, as described above, subject to the following conditions/reasons:

1. The application site is located within the open countryside and outside the confines of any defined settlement. As such, the development would constitute an unsustainable and harmful form of development. The public benefits derived from three gypsy and traveller pitches are not considered to outweigh this harm. The proposal is therefore contrary to policies SP1, SP4, and HD10 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework 2024.
2. The proposal, by virtue of its siting and scale, would erode the rural character of the area and result in a loss of openness by extending built form into the open countryside; thereby causing harm to the rural character and appearance of the local area, the Hoath Farmlands Landscape Character Area, and the setting of the Ford, Maypole and Oldtree (Hoath) Conservation Area. As such, it fails to preserve the character or appearance of the conservation area and the public benefits derived from three gypsy and traveller pitches are not considered to outweigh this harm. The proposed development is subsequently contrary to policies DBE3, LB4, HD10, HE1 and HE6 of the Canterbury District Local Plan 2017 and National Planning Policy Framework 2024.

3. The applicant has not submitted evidence which demonstrates that the proposed occupants of the site have a nomadic way of life and would therefore fall within the prescribed definition of a Gypsy/Traveller in the Planning Policy for Traveller Sites. As such, the development conflicts with the Government's Planning Policy for Traveller Sites (August 2015), policy HD10 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework 2024.
4. The proposed development would result in an unjustified loss of agricultural land in conflict with local plan policy EMP12 and the wider aims of the National Planning Policy Framework 2024.
5. The proposed development fails to provide sufficient visibility splays and has failed to demonstrate vehicles trailing a caravan can exit the site in a forward gear in a safe manner, to the detriment of highway safety. As such, the proposal is contrary to policies DBE3 and HD10 of the Canterbury District Local Plan and the National Planning Policy Framework 2024.
6. The applicant has failed to demonstrate that the development can achieve nutrient neutrality. Without the delivery of necessary measures to mitigate the impacts of the proposed development on Stodmarsh Nature Reserve SAC and RAMSAR, it would be contrary to the Habitat Regulations (as amended) to grant consent for development which, on advice of Natural England, would affect the integrity of a European site. As such, the scheme is contrary to policies SP6, LB5 and LB6 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework 2024.
7. The applicant has failed to secure the delivery of necessary measures to mitigate the impacts of the proposed development on Thanet Coast and Sandwich Bay SPA. Without such mitigation measures, it would be contrary to the provisions of the Habitat Regulations and Directive to grant consent for development which, on advice of Natural England to grant consent for development which, on advice of Natural England, would affect the integrity of a European site. The proposal is therefore contrary to policies SP1, SP6 and LB5 of the Canterbury District Local Plan and National Planning Policy Framework 2024.

This application relates only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

The application was processed having regard to the National Planning Policy Framework, which requires that where there are potential solutions to problems arising in relation to dealing with planning applications, the council will work with the applicant in a positive and proactive manner to seek solutions to those problems.



Charlotte Meynell
Authorised Signatory of the Council
Date of issue: 2 April 2026

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Appeal Type	Timescale
Householder application	Within 12 weeks of the date of the notice
Minor commercial application	Within 12 weeks of the date of the notice
Express consent for the display of an advertisement	Within 8 weeks of the date of receipt of the notice
Tree Preservation Orders	Within 28 days of the date of the notice
Planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice	Within 28 days of the date of the notice
If an enforcement notice is served relating to the same or substantially the same land and development as in your application.	Within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier
All others	Within 6 months of the date of the notice

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>. Please use these links, householders <https://www.gov.uk/appeal-householder-planning-decision> or full applications <https://www.gov.uk/appeal-planning-decision>.

The Secretary of State 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 Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission 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.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

IMPORTANT NOTES

Notification of permission under the Planning Acts does NOT convey consent under The Building Regulations

1. The development to which the attached planning permission relates may also require a separate approval under the Building Regulations.
2. If the planning permission refers to amended plans, any necessary Building Regulations approval should also cover those amendments.
3. If the development involves any demolition work, notice of this may be required under the Building Act 1984.

Advice on each of the above is available from STG Building Control Partnership on 01634 331133 or by email building@stgbc.org.uk

Application Number: CA/26/00161

CLAIM NO:

IN THE HIGH COURT OF JUSTICE
KING'S BENCH DIVISION

BETWEEN :-

CANTERBURY CITY COUNCIL

Claimant

-and-

(1) JOHN JAMES LLOYD
(2) ADELINE READING
(3) PERSONS UNKNOWN

Defendants

EXHIBIT "IF4"

Head of Legal Services
Canterbury City Council
14 Rose Lane
Canterbury Kent CT1 2UR

Solicitor for the Claimant

CANTERBURY CITY COUNCIL

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

TEMPORARY STOP NOTICE

SERVED BY: Canterbury City Council hereinafter referred to as "the Council".

To: John Lloyd, Three Acres, Maypole Road, Hoath, Kent, CT3 4LN

1. On 1st May 2026 the Council issued this Temporary Stop Notice alleging that there has been a breach of planning control on the land described in paragraph 3 below.

2. **THIS NOTICE** is issued by the Council in exercise of its powers in section 171E of the Town and Country Planning Act 1990, because they consider it expedient that the activities specified in this Temporary Stop Notice should cease on the land described in paragraph 4 below. The Council now prohibits the carrying out of the activity specified in this Temporary Stop Notice. Important additional information is given in the Annex to this Temporary Stop Notice.

3. **THE REASONS FOR ISSUING THIS NOTICE**

The Council is satisfied that:

- (a) There has been a breach of planning control in relation to the land, and
- (b) It is expedient that the activity amounting to the breach of planning control and associated activities are stopped immediately

The Council considers that it is expedient to issue this note for the following reasons:

The unauthorised development of the land involving the engineering operation of digging trenches for the installation of utilities for the purpose of facilitating the unauthorised use of the land for the stationing of caravans for residential use, and the importation of aggregate materials in preparation of laying a hardstanding surface to facilitate the unauthorised residential use that would not be in accordance with

relevant policies of the Canterbury Local Plan 2017. It is essential to safeguard amenity or public safety in the neighbourhood; or to prevent serious or irreversible harm to the environment on the Land and in the surrounding area.

4. **THE LAND TO WHICH IT RELATES**

Land at Three Acres, Maypole Road, Hoath, Kent, CT3 4LN ("the Land") as shown edge in red on the plan attached to this Temporary Stop Notice.

5. **ACTIVITY TO WHICH THIS NOTICE RELATES**

The activity amounting to the breach of planning control, and any activity carried out as part of that activity, or associated activity are stopped immediately.

6. **WHAT YOU ARE REQUIRED TO DO**

Cease all the activity specified in this Notice.

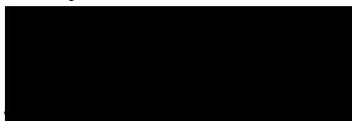
7. **WHEN THIS NOTICE TAKES EFFECT**

This Temporary Stop Notice takes effect on 1st May 2026 when all activity specified in this Temporary Stop Notice shall cease.

The Temporary Stop Notice will cease to have effect on the 26 June 2026

Dated: 1st May 2026

Signed:

A black rectangular box redacting the signature of the authorised officer.

Authorised Officer

on behalf of Canterbury City Council,

14 Rose Lane, Canterbury, Kent, CT1 2UR

Nominated Officer: Ian Farrow

Telephone Number: 07720 946550

‘The Plan’



ANNEX

WARNING

THIS NOTICE TAKES EFFECT ON THE DATE SPECIFIED ON PARAGRAPH 7 ABOVE

THERE IS NO RIGHT OF APPEAL TO THE SECRETARY OF STATE AGAINST THIS NOTICE

It is an offence to contravene a Temporary Stop Notice after a site notice has been displayed or the Temporary Stop Notice has been served on you (Section 171E(4) of the 1990 Act). If you then fail to comply with the Temporary Stop Notice you will be at risk of **immediate prosecution** in the Magistrates Court, for which the maximum penalty is an unlimited fine on summary conviction for a first offence and for any subsequent offence. The fine on conviction on indictment is unlimited.

If you are in any doubt about what this Temporary Stop Notice requires you to do you should **immediately** contact Canterbury City Council on 01227 862178 or if you need independent advice about this Temporary Stop Notice, you are advised to contact a lawyer, planning consultant or other professional adviser specialising in planning matters and without delay.

If you wish to contest the validity of this Temporary Stop Notice you may only do so by an application to the High Court for Judicial Review.

STATEMENT171G Temporary stop notice: offences

- (1) A person commits an offence if he contravenes a temporary stop notice—
 - (a) which has been served on him, or
 - (b) a copy of which has been displayed in accordance with section 171E(5).
- (2) Contravention of a temporary stop notice includes causing or permitting the contravention of the notice.
- (3) An offence under this section may be charged by reference to a day or a longer period of time.
- (4) A person may be convicted of more than one such offence in relation to the same temporary stop notice by reference to different days or periods of time.
- (5) A person does not commit an offence under this section if he proves—
 - (a) that the temporary stop notice was not served on him, and
 - (b) that he did not know, and could not reasonably have been expected to know, of its existence.
- (6) A person convicted of an offence under this section is liable—

“on summary conviction, or on conviction on indictment, to a fine”
- (7) In determining the amount of the fine the court must have regard in particular to any financial benefit which has accrued or has appeared to accrue to the person convicted in consequence of the offence.

CLAIM NO: KB2026

IN THE HIGH COURT OF JUSTICE
KING'S BENCH DIVISION

BETWEEN :-

CANTERBURY CITY COUNCIL

Claimant

-and-

(1) JOHN JAMES LLOYD
(2) ADELINE READING
(3) PERSONS UNKNOWN

Defendants

EXHIBIT IF4B

Head of Legal Services
Canterbury City Council
14 Rose Lane
Canterbury Kent CT1 2UR

Solicitor for the Claimant

CERTIFICATE OF SERVICE

Three Acres, Maypole Road, Hoath, Kent, CT3 4LN

Enforcement case reference: ENF/25/00091

Case officer: Toby Laws

Position: Planning Officer (Enforcement)

Over 18: Yes.

Number of pages: 5

I hereby declare that on **Friday 01st May 2026 at approx. 17:30**, at the **main entrance of the above address**, I served a true copy of the following document:

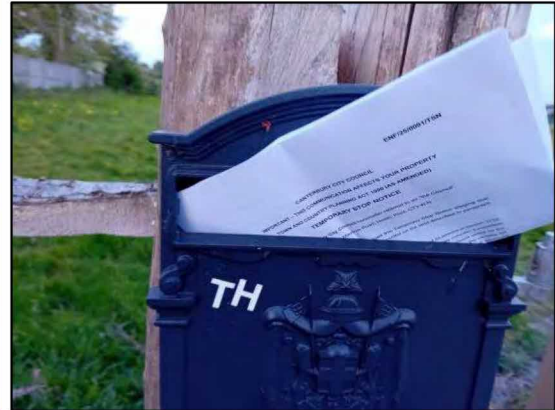
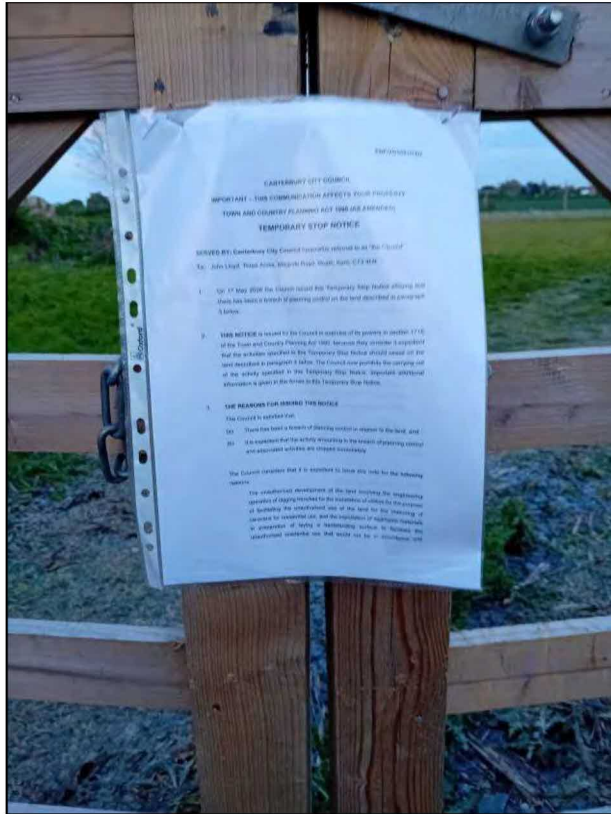
1. **Temporary Stop Notice** ref - John Lloyd, Three Acres, Maypole Road, Hoath, Kent, CT3 4LN

The document was sealed in a waterproof, transparent envelope and attached by the main entrance of the site. I then took photographs of which true copies can be found below.

A gentleman who previously identified himself as Mr John Lloyd on an earlier visit to the site at 10:55am on the same day, was present on the land, although refused to engage – walking away whilst gesturing for me to leave and saying ‘not today’ continuously. At this point I left the site.

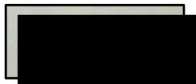


In addition to the above, I returned to the site at approx. 20:15 on the same day to affix further copies of the TSN to the main entrance of the site, in the post box, and to a wooden post by a newly formed entrance along Maypole Rd. I then took photographs of which true copies can be found below. At this time no one was present on the land.





Signed by:



Toby Laws

Planning Officer (Enforcement)

Date: 01st May 2026

CLAIM NO:

IN THE HIGH COURT OF JUSTICE
KING'S BENCH DIVISION

BETWEEN :-

CANTERBURY CITY COUNCIL

Claimant

-and-

(1) JOHN JAMES LLOYD
(2) ADELINE READING
(3) PERSONS UNKNOWN

Defendants

EXHIBIT "IF5"

Head of Legal Services
Canterbury City Council
14 Rose Lane
Canterbury Kent CT1 2UR

Solicitor for the Claimant

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE
ISSUED BY CANTERBURY CITY COUNCIL

Planning Enforcement Reference ENF/25/00091

1. **THIS NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control under paragraph (a) of section 171A (1) 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 Explanatory Note at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND AFFECTED

Land at Three Acres, Maypole Road, Hoath, Kent, CT3 4LN ("the Land") as shown edged in red on the plan ("the Plan") attached to this Notice

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL.

Without planning permission,

- (a) The unauthorised construction of a building
- (b) The installation of a septic tank
- (c) The engineering operation of digging trenches and the installation of utilities
- (d) The creation of a new access onto the highway
- (e) The laying a hardstanding surface

4. REASONS FOR ISSUING THIS NOTICE

1. The breach of Planning Control has occurred within the last ten years
2. The development, by virtue of its siting and scale, would erode the rural character of the area and result in a loss of openness by extending built form into the open countryside; thereby causing harm to the rural character and appearance of the local area, the Hoath Farmlands Landscape Character Area, and the setting of the Ford, Maypole and Old tree (Hoath) Conservation Area. The development is subsequently contrary to policies DBE3, LB4, HD10, HE1 and HE6 of the Canterbury District Local Plan 2017 and National Planning Policy Framework 2024.
3. The development is beyond any built-form and by virtue of its location, land use and appearance erodes the open character of the locality resulting in urbanisation of the rural landscape, thereby failing to have sufficient regard for the context and character of the site location. The development is therefore in conflict with Policies DBE3 and LB4 of the Canterbury District Local Plan 2017 and National Planning Policy Framework 2024.
4. The development by virtue of its location outside of an industrial estate and employment site, undermining the existing employment strategy set out in the Local Plan. Without any overriding justification, the development conflicts with Policies EMP1 and EMP4 of the Canterbury District Local Plan 2017 and National Planning Policy Framework 2024.
5. The development results in an unjustified loss of agricultural land in conflict with local plan policy EMP12 and the wider aims of the National Planning Policy Framework 2024.
6. The development fails to provide sufficient visibility splays and has failed to demonstrate vehicles trailing a caravan can exit the site in a forward gear in a safe manner, to the detriment of highway safety. As such, the proposal is contrary to policies DBE3 and HD10 of the Canterbury District Local Plan and the National Planning Policy Framework 2024
7. The development fails to mitigate the impacts on the Stodmarsh Nature Reserve SAC and RAMSAR due to the lack of nutrient neutrality measures, it would be contrary to the Habitat Regulations (as amended) to grant consent for development

which, on advice of Natural England, would affect the integrity of a European site. As such, the development is contrary to policies SP6, LB5 and LB6 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework 2024

8. The development in this location would be in conflict with the Habitats Regulations, Policies SP1, SP6 and LB5 of the Canterbury District Local Plan 2017 and National Planning Policy Framework 2024 as there are no measures in place to mitigate the impacts of the development on Thanet Coast and Sandwich Bay SPA.

5. WHAT YOU ARE REQUIRED TO DO

WITHIN one month of this Notice taking effect, the Council hereby requires you to take the steps specified below:

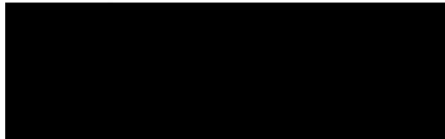
1. Permanently remove the building from the Land
2. Permanently remove the septic tank
3. Permanently remove all utilities from the Land.
4. Permanently close the new access from the highway onto the Land.
5. Break up all unauthorised hard surfacing and permanently remove this from the Land
6. Permanently remove all resultant material and debris from the Land associated with requirements 1, 2, 3, 4, and 5
7. Restore the Land to a grassed area by spreading with topsoil and re-seeding with grass seed.

6. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 8 June 2026 unless an appeal is made against it beforehand.

Issue Date: 8 May 2026

Signed:



.....
Head of Legal Services
Authorised Officer

On behalf of: Canterbury City Council
14 Rose Lane
Canterbury
Kent
CT1 2UR
Planning Enforcement Reference ENF/25/0091

The Plan'



EXPLANATORY NOTES

YOUR RIGHT OF APPEAL

There is a right of appeal to the Secretary of State (at the Planning Inspectorate) against the notice. Unless an appeal is made, as described below, the notice will take effect on 8 June 2026 and you must then ensure that the required steps, for which you may be held responsible, are taken within the periods specified in the notice.

If you decide that you want to appeal against the enforcement notice, you must ensure that you send your appeal soon enough so that normally it will be delivered by post/electronic transmission to the Secretary of State (at the Planning Inspectorate) before 8 June 2026

Under Section 174 of the Town and Country Planning Act 1990 (as amended), you may appeal on one or more of the following grounds:

- (a) that, in respect of any breach of planning control which may be constituted by the matters stated in the notice, planning permission ought to be granted or, as the case may be, the condition or limitation concerned ought to be discharged;
- (b) that those matters have not occurred;
- (c) that those matters (if they occurred) do not constitute a breach of planning control;
- (d) that, at the date when the notice was issued, no enforcement action could be taken in respect of any breach of planning control which may be constituted by those matters;
- (e) that copies of the enforcement notice were not served as required by Section 172;
- (f) that the steps required by the notice to be taken, or the activities required by the notice to cease, exceed what is necessary to remedy any breach of planning control which may be constituted by those matters or, as the case may be, to remedy any injury to amenity which has been caused by any such breach;
- (g) that any period specified in the notice in accordance with section 173(9) falls short of what should reasonably be allowed.

Not all of these grounds may be relevant to you.

FEE PAYABLE FOR THE DEEMED APPLICATION

If you appeal under ground (a) of Section 174(2) of the Town and Country Planning Act 1990 (as amended), this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee of £1176. before the date on which the notice comes into effect by way of payment made out to Canterbury City Council. Joint appellants need only pay one set of fees and a cheque for the fee can be sent with your appeal form.

If you decide to appeal, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal, the Secretary of State will send you a notice requiring you to do so within 14 days.

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 6 of the notice and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the periods specified in paragraph 5 of the notice. Failure to comply with an enforcement notice which has taken effect is a criminal offence and can result in prosecution and/or remedial action by the Council.

LIST OF RECIPIENTS SERVED WITH THE ENFORCEMENT NOTICE

The following persons have been served with a copy of the Enforcement Notice:

1. John Lloyd, Three Acres, Maypole Road, Hoath, Kent, CT3 4LN
2. John James Lloyd, [REDACTED]
3. The Owner, Three Acres, Maypole Road, Hoath, Kent, CT3 4LN
4. The Occupier, Three Acres, Maypole Road, Hoath, Kent, CT3 4LN

CLAIM NO:

IN THE HIGH COURT OF JUSTICE
KING'S BENCH DIVISION

BETWEEN :-

CANTERBURY CITY COUNCIL

Claimant

-and-

(1) JOHN JAMES LLOYD
(2) ADELINE READING
(3) PERSONS UNKNOWN

Defendants

EXHIBIT "IF5(B)"

Head of Legal Services
Canterbury City Council
14 Rose Lane
Canterbury Kent CT1 2UR

Solicitor for the Claimant

CERTIFICATE OF SERVICE

Three Acres, Maypole Road, Hoath, Kent, CT3 4LN

Enforcement case reference: ENF/25/00091

Case officer: Toby Laws

Position: Planning Officer (Enforcement)

Over 18: Yes.

Number of pages: 7

I hereby declare that on **Friday 08th May 2026 at approx. 12:10**, I visited **Three Acres, Maypole Road, Hoath, Kent, CT3 4LN** with colleague Ian Farrow who served a true copy of the following documents:

1. **Section 171A(1) Enforcement Notice**
2. Letter informing the affected person of the Enforcement Notice.
3. Information relating to the right to appeal the Enforcement Notice.

On the following persons:

- **John Lloyd, Three Acres, Maypole Road, Hoath, Kent, CT3 4LN**
- **The Owner, Three Acres, Maypole Road, Hoath, Kent, CT3 4LN**
- **The Occupier, Three Acres, Maypole Road, Hoath, Kent, CT3 4LN**

The documents were each sealed in white A4 envelopes and were stamped with 'This Important Communication Affects Your Property'.

I hereby certify that on Friday 08th May 2026 at approx. 12:10, I accompanied colleague Ian Farrow to the site, who served all the above copies of the **Section 171A(1) Enforcement Notice**, notification letter, and appeal information into the hand of a person who identified herself as Ms Adeline Reading, the partner of Mr John Lloyd. Ms Reading stated that she would pass the envelopes onto Mr Lloyd and proceeded to call him on the telephone, which resulted in my colleague Ian Farrow having a conversation with a man who identified himself as Mr John Lloyd. During the course of the conversation, Ian Farrow explained to Mr Lloyd the nature of the visit and the reason for the Council serving the Enforcement Notices.

On **Friday 08th May 2026 at approx. 11:30am**, my colleague Ian Farrow served a true copy of the same documents as stated in 1, 2, and 3. They were deposited at the Post Room, Canterbury City Council Offices, 14 Rose Lane, Canterbury, CT1 2UR, to be mailed 1st Class to the following parties at the said address.

- **John James Lloyd,** [REDACTED]

Signed by:



Toby Laws

Planning Officer (Enforcement)

Date: 11th May 2026

CLAIM NO:

IN THE HIGH COURT OF JUSTICE
KING'S BENCH DIVISION

BETWEEN :-

CANTERBURY CITY COUNCIL

Claimant

-and-

(1) JOHN JAMES LLOYD
(2) ADELINE READING
(3) PERSONS UNKNOWN

Defendants

EXHIBIT "IF6"

Head of Legal Services
Canterbury City Council
14 Rose Lane
Canterbury Kent CT1 2UR

Solicitor for the Claimant

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE
ISSUED BY CANTERBURY CITY COUNCIL

Planning Enforcement Reference ENF/25/00091

1. **THIS NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control under paragraph (a) of section 171A (1) 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 Explanatory Note at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND AFFECTED

Land at Three Acres, Maypole Road, Hoath, Kent, CT3 4LN ("the Land") as shown edge in red on the attached Plan ("the Plan")

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL.

Without planning permission,

- (a) The use of the land for residential use
- (b) The stationing of static and touring caravans for residential use

4. REASONS FOR ISSUING THIS NOTICE

1. The breach of Planning Control has occurred within the last ten years
2. The development is located within the open countryside and outside the confines of any defined settlement. As such, this would constitute an unsustainable and harmful form of development. The public benefits derived from the gypsy and traveller pitches are not considered to outweigh this harm. The development is therefore contrary to policies SP1, SP4, and HD10 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework 2024
3. The development, by virtue of its siting and scale, would erode the rural character of the area and result in a loss of openness by extending built form into the open countryside; thereby

causing harm to the rural character and appearance of the local area, the Hoath Farmlands Landscape Character Area, and the setting of the Ford, Maypole and Old tree (Hoath) Conservation Area. As such, it fails to preserve the character or appearance of the conservation area and the public benefits derived from the gypsy and traveller pitches are not considered to outweigh this harm. The development is subsequently contrary to policies DBE3, LB4, HD10, HE1 and HE6 of the Canterbury District Local Plan 2017 and National Planning Policy Framework 2024.

4. There is no evidence which demonstrates that the occupants of the site have a nomadic way of life and would therefore fall within the prescribed definition of a Gypsy/Traveller in the Planning Policy for Traveller Sites. As such, the development conflicts with the Government's Planning Policy for Traveller Sites (August 2015), policy HD10 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework 2024.
5. The development results in an unjustified loss of agricultural land in conflict with local plan policy EMP12 and the wider aims of the National Planning Policy Framework 2024.
6. The development fails to mitigate the impacts on the Stodmarsh Nature Reserve SAC and RAMSAR due to the lack of nutrient neutrality measures, it would be contrary to the Habitat Regulations (as amended) to grant consent for development which, on advice of Natural England, would affect the integrity of a European site. As such, the development is contrary to policies SP6, LB5 and LB6 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework 2024
7. The development in this location would be in conflict with the Habitats Regulations, Policies SP1, SP6 and LB5 of the Canterbury District Local Plan 2017 and National Planning Policy Framework 2024 as there are no measures in place to mitigate the impacts of the development on Thanet Coast and Sandwich Bay SPA.
8. The Council has refused planning application CA/26/00161 on the Land for 'Change of use of land for the stationing of 3 caravans together with the laying of hard standing and formation of access' The harm caused using the Land for residential purposes including the stationing of, caravans and the construction of hard surfacing is considered to be unacceptable.

5. WHAT YOU ARE REQUIRED TO DO

WITHIN six months of this Notice taking effect, the Council hereby requires you to take the steps specified below:

1. Permanently cease the residential use of the Land
2. Permanently remove all caravans (both static and touring) from the Land.
3. Permanently remove all other paraphernalia associated with the residential occupation of the land from the Land.

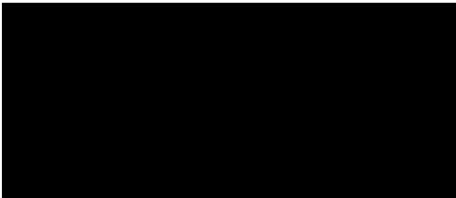
4. Permanently remove all resultant material and debris from the Land associated with requirements 2, and 3
5. Restore the Land to a grassed area by spreading with topsoil and re-seeding with grass seed.

6. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 15th June 2026 unless an appeal is made against it beforehand.

Issue Date: 13th May 2026

Signed:



.....
Head of Legal Services
Authorised Officer

On behalf of: Canterbury City Council
14 Rose Lane
Canterbury
Kent
CT1 2UR
Planning Enforcement Reference ENF/25/0091

The Plan'



EXPLANATORY NOTES

YOUR RIGHT OF APPEAL

There is a right of appeal to the Secretary of State (at the Planning Inspectorate) against the Notice. Unless an appeal is made, as described below, the Notice will take effect on **15th June 2026** and you must then ensure that the required steps, for which you may be held responsible, are taken within the periods specified in the notice.

If you decide that you want to appeal against the Enforcement Notice, you must ensure that you send your appeal soon enough so that normally it will be delivered by post/electronic transmission to the Secretary of State (at the Planning Inspectorate) before **15th June 2026**

Under Section 174 of the Town and Country Planning Act 1990 (as amended), you may appeal on one or more of the following grounds:

(a) that, in respect of any breach of planning control which may be constituted by the matters stated in the notice, planning permission ought to be granted or, as the case may be, the condition or limitation concerned ought to be discharged;

Please see below, there is NO Right of Appeal on Ground (a) for this Notice

(b) that those matters have not occurred;

(c) that those matters (if they occurred) do not constitute a breach of planning control;

(d) that, at the date when the notice was issued, no enforcement action could be taken in respect of any breach of planning control which may be constituted by those matters;

(e) that copies of the enforcement notice were not served as required by Section 172;

(f) that the steps required by the notice to be taken, or the activities required by the notice to cease, exceed what is necessary to remedy any breach of planning control which may be constituted by those matters or, as the case may be, to remedy any injury to amenity which has been caused by any such breach;

(g) that any period specified in the notice in accordance with section 173(9) falls short of what should reasonably be allowed.

Not all of these grounds may be relevant to you

NO RIGHT OF APPEAL ON GROUND A – THAT PLANNING PERMISSION SHOULD BE GRANTED

Under the Levelling Up and Regeneration Act 2023 if a planning application is refused, you **cannot** appeal an enforcement notice on "ground (a)" (that planning permission should be granted) if the enforcement

notice is issued within two years of that refusal. You must appeal the refusal itself, not the subsequent enforcement notice on ground (a).

OTHER GROUNDS OF APPEAL

If you decide to appeal, you should state in writing the ground(s) on which you are appealing against the enforcement notice, and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal, the Secretary of State will send you a notice requiring you to do so within 14 days.

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 6 of the notice and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the periods specified in paragraph 5 of the notice. Failure to comply with an enforcement notice which has taken effect is a criminal offence and can result in prosecution and/or remedial action by the Council.

LIST OF RECIPIENTS SERVED WITH THE ENFORCEMENT NOTICE

The following persons have been served with a copy of the Enforcement Notice:

1. John Lloyd, Three Acres, Maypole Road, Hoath, Kent, CT3 4LN
2. John James Lloyd, [REDACTED]
3. Adeline Reading, Three Acres, Maypole Road, Hoath, Kent, CT3 4LN
4. The Owner, Three Acres, Maypole Road, Hoath, Kent, CT3 4LN
5. The Occupier, Three Acres, Maypole Road, Hoath, Kent, CT3 4LN

CLAIM NO:

IN THE HIGH COURT OF JUSTICE
KING'S BENCH DIVISION

BETWEEN :-

CANTERBURY CITY COUNCIL

Claimant

-and-

(1) JOHN JAMES LLOYD
(2) ADELINE READING
(3) PERSONS UNKNOWN

Defendants

EXHIBIT "IF6(B)"

Head of Legal Services
Canterbury City Council
14 Rose Lane
Canterbury Kent CT1 2UR

Solicitor for the Claimant

CERTIFICATE OF SERVICE

Three Acres, Maypole Road, Hoath, Kent, CT3 4LN

Enforcement case reference: ENF/25/00091 (EN-2)

Case officer: Toby Laws

Position: Planning Officer (Enforcement)

Over 18: Yes.

Number of pages: 7

I hereby declare that on **Wednesday 13th May 2026 at approx. 12:45**, I visited **Three Acres, Maypole Road, Hoath, Kent, CT3 4LN** with colleague Ian Farrow who served a true copy of the following documents:

1. **Section 171A(1) Enforcement Notice**
2. Letter informing the affected person of the Enforcement Notice.
3. Information relating to the right to appeal the Enforcement Notice.

On the following persons:

- **John Lloyd, Three Acres, Maypole Road, Hoath, Kent, CT3 4LN**
- **Adeline Reading, Three Acres, Maypole Road, Hoath, Kent, CT3 4LN**
- **The Owner, Three Acres, Maypole Road, Hoath, Kent, CT3 4LN**
- **The Occupier, Three Acres, Maypole Road, Hoath, Kent, CT3 4LN**

The documents were each sealed in white A4 envelopes and were stamped with 'This Important Communication Affects Your Property'.

I hereby certify that on Wednesday 13th May 2026 at approx. 12:45, I accompanied colleague Ian Farrow to the site, who served all the above copies of the Section 171A(1) Enforcement Notice, notification letter, and appeal information.

As no one appeared to be on the site at the time, the documents were placed into a weatherproof plastic wallet, along with copies of the Human Rights Questionnaire, which had instructions written on them. The plastic wallet was attached to the front door of the static caravan with a cable tie. I took photographs of the process of serving the documents, a true likeness of which can be found below.

Signed by:



Toby Laws

Planning Officer (Enforcement)

Date: 14th May 2026

CLAIM NO:

IN THE HIGH COURT OF JUSTICE
KING'S BENCH DIVISION

BETWEEN :-

CANTERBURY CITY COUNCIL

Claimant

-and-

(1) JOHN JAMES LLOYD
(2) ADELINE READING
(3) PERSONS UNKNOWN

Defendants

EXHIBIT "IF7"

Head of Legal Services
Canterbury City Council
14 Rose Lane
Canterbury Kent CT1 2UR

Solicitor for the Claimant

PLEASE RETURN TO

PLANNING ENFORCEMENT

CANTERBURY City Council

14 ROSE LANE

CT1 2UR.

or;

Planning@canterbury.gov.uk

PLANNING ENFORCEMENT.

HUMAN RIGHTS QUESTIONNAIRE

Please answer the following questions so that any claims you wish to make under Human Rights legislation can be considered by the Council.

This information will be used for planning purposes. Housing officers may also use it to assess your need for housing should you decide to make a housing application.

Most of the information you give will form part of the public documents in your planning application and we will not release personal or personal sensitive data (which will be kept confidential and stored securely).

Please let us know if there is any other information that you prefer not to be public.

We may check any information you give us.

This information is required by: 11/10512026

1. Please give the names and dates of birth of all adults and children living on this site.

John Lloyd

Adelena Lloyd

Adeline Reading

2. Please give the names of the school / nursery attended by any child named in question 1, the date they started at the school / nursery and a contact name and telephone number at each school / nursery (if known).

3. Are you speaking with the Gypsy / Traveller Education Service?

☒ Yes / No

4. If yes, please give a contact name and telephone number (if known).

Speaking to various people.

5. Please give the names and addresses of any previous schools / nursery attended by any child named in question 1, including the dates they went to the schools / nurseries.

N/A

6. Please give details of any special educational needs of any child named in question 1

[REDACTED]

7. Who owns the site? If you don't, please give the name, address and telephone number of any owner (if known).

John Lloyd

[REDACTED]

8. What date did you start living / staying at this site?

Saturday 2nd May 2026

9. Why did you decide to live / stay at this site?

[REDACTED]

10. Where were you living / staying before moving onto this site? Please give the addresses of previous sites, along with the dates you stayed there and the reasons for leaving.

Various locations locally

.....
.....
.....
.....
.....

11. Have you applied to live / stay on any Council owned site?

Yes ☒ No ☐ There's no space

12. If yes, please give the name and address of the site and the contact name and telephone number of any Council officer you talked to.

no Council accommodation available.....
.....
.....
.....

13. Have you looked at any different sites?

☒ Yes ☐ No

14. If yes, where are these sites and what were the reasons for not living / staying at them?

unfordable.....
.....
.....
.....

15. How long do you want to live / stay on this site?

for life with my family.....
.....
.....
.....

16. If you had to leave this site, where would you and your family go?

on road side.....
.....
.....
.....

17. Do you have any family ties to the local area?

yes.

Yes / No

18. If yes, please give the names, family relationship and addresses of any family members in the local area

[REDACTED]

19. How many mobile homes and / or caravans do you have on this site?

1 STATIC Caravan.

20. How many vehicles (including cars, vans and lorries) do you have on this site?

3

Your answers to questions 21 to 23 are confidential and will not be released to anyone outside the Council, except to check the information given (if you give your permission for us to do that). Any information you give will be kept in a secure place.

21. Please give the name and address of any Doctor that you and family members are registered to?

[REDACTED]

22. Please give details of any medical conditions that you or any family member is being treated for and name and address of the hospital where this is being treated.

[REDACTED]

23. Do you give your permission to contact either the above Doctor or Hospital to check the information you have provided?

☒ Yes / ☐ No

24. Is there any other information you would like us to consider?

(residents locally) again is being is been causing further health problems with my partner.
Police have been notified.

Signed:



Name: John Lloyd

Date: 11-5-26 -

C.C. Eddie Powell / Rob JARMAN.

CLAIM NO:

IN THE HIGH COURT OF JUSTICE
KING'S BENCH DIVISION

BETWEEN :-

CANTERBURY CITY COUNCIL

Claimant

-and-

(1) JOHN JAMES LLOYD
(2) ADELINE READING
(3) PERSONS UNKNOWN

Defendants

EXHIBIT "IF8"

Head of Legal Services
Canterbury City Council
14 Rose Lane
Canterbury Kent CT1 2UR

Solicitor for the Claimant

Three Acres, Maypole Road, Hoath, Kent, CT3 4LN

Enforcement case reference: ENF/25/00091

01st May 2026

10:55am – Following concerns raised to the Council earlier in the morning regarding a potential breach of planning at the site, I visited the land alone in order to assess the nature of the concerns.

When I arrived at the site I walked into the main entrance at the north of the plot by the hardstanding, post box, and sign reading 'Three Acres'. The gates onto the land from the entrance area were open and I saw one gentleman get in a flat-bed truck and drive past me through the gates. I noticed 3 men on the land at the far end towards the south of the plot adjacent to Maypole Rd and called out to them. A shirtless man approached and I introduced myself, asked him what he was doing on the land and who he was. He said that he had already dealt with the police this morning, who he believes had been called by local residents who had told the police that he did not own the land. He appeared agitated and I told him that I did not know anything about that but if he could tell me who he was and what he was doing on the land it would be appreciated. He said that he was carrying out work linked to utilities, for which he believed he does not need planning permission. I told him that what he was doing could possibly be classed as an engineering operation and that my advice was for him to cease. I asked him his name, he said John Lloyd. I asked him if he was the registered owner of the land and if he was involved in the recently refused application (CA/26/00161), he said yes, his name was on the application. I asked him if the work being carried out was in-line with the recently refused planning application, he did not confirm. He said that he has nothing against the Council and seemed eager to leave the conversation, and although he was not aggressive to me, he did seem agitated, particularly about the earlier visit from the police and possible involvement of local residents. I again advised him to cease all work on the land and thanked him for talking to me, before leaving the site.

On the land I saw approximately 4/5 piles of hardcore parallel to Maypole Rd, a large digger, and one or two other vehicles.





17:30 – I visited the site alone to serve the TSN at this time. I walked into the main entrance at the north of the plot by the hardstanding, post box, and sign reading ‘Three Acres’. I attached a copy of the TSN next to the ‘Three Acres’ sign with staples. Mr Lloyd was at the far end of the site to the south and adjacent to Maypole Rd with 3 other gentlemen and called out to me whilst I attached the TSN to the land. When I turned to face his direction, he may have recognised me from my visit earlier in the day and I held up a copy of the TSN and called out his name. Mr Lloyd was approximately 30m away from me and proceeded to say ‘not today’ repeatedly whilst walking away and gesturing for me to leave. As Mr Lloyd was not engaging with me, I left the site at this time.

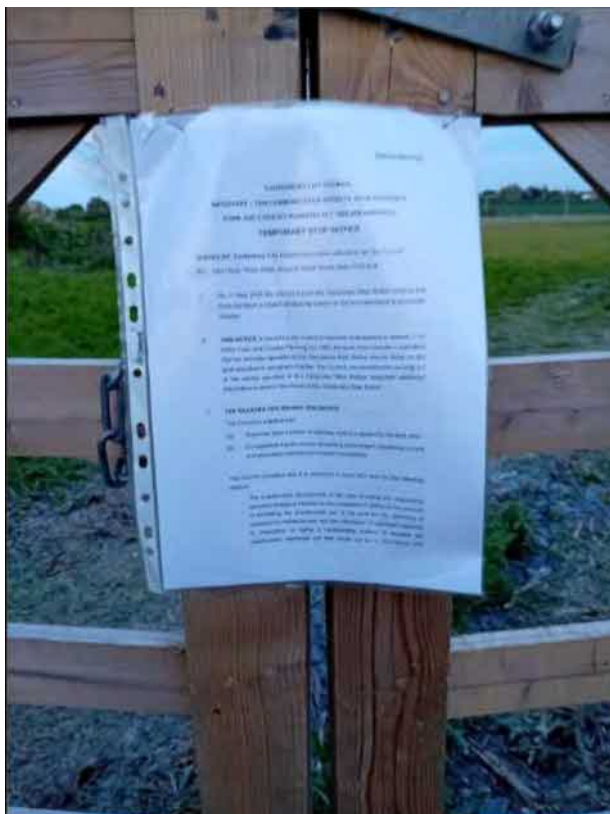
On the land I saw that the piles of hardcore had been spread and flattened on the eastern part of the plot, parallel to Maypole Rd. The large digger remained on the site, in addition to one or two other vehicles.





20:15 – I visited the site alone towards the early evening in order to affix further copies of the TSN to the land. One was placed in the post-box, one was stapled to the closed gates, and one was stapled to a post at the more newly formed entrance to the centre of the site. I took some pictures as evidence and left the site.

On the land I did not notice any further change from the visit at 17:30. The large digger remained on the plot, along with 2 other items of plant machinery.







CLAIM NO:

IN THE HIGH COURT OF JUSTICE
KING'S BENCH DIVISION

BETWEEN :-

CANTERBURY CITY COUNCIL

Claimant

-and-

(1) JOHN JAMES LLOYD
(2) ADELINE READING
(3) PERSONS UNKNOWN

Defendants

EXHIBIT "IF9"

Head of Legal Services
Canterbury City Council
14 Rose Lane
Canterbury Kent CT1 2UR

Solicitor for the Claimant

Three Acres, Maypole Road, Hoath, Kent, CT3 4LN

Enforcement case reference: ENF/25/00091

06th May 2026

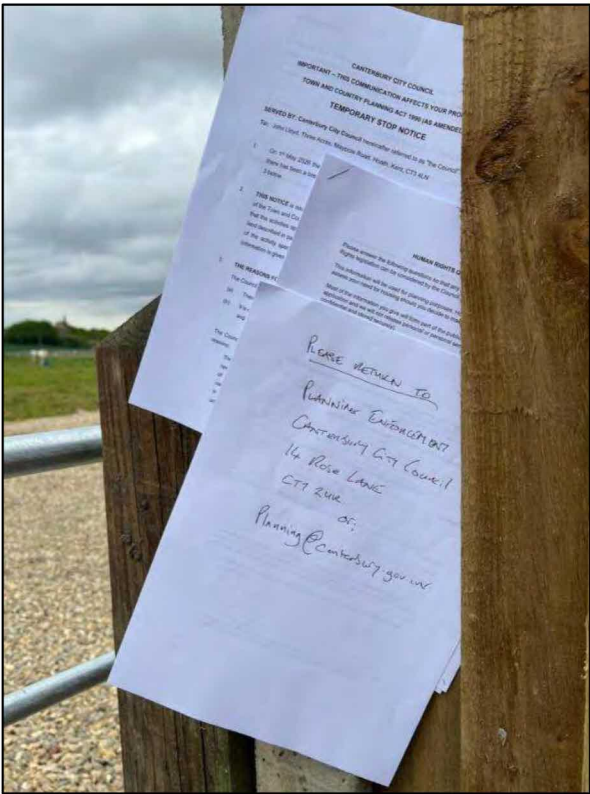
12:00 noon – I attended the site with colleagues Ian Farrow and Luke Dorman following the serving of the TSN on 01st May 2026 and further concerns about ongoing development of the land.

We arrived at the site, which appeared to be unoccupied. Further development on the land since the serving of the TSN on 01st May 2026 included;

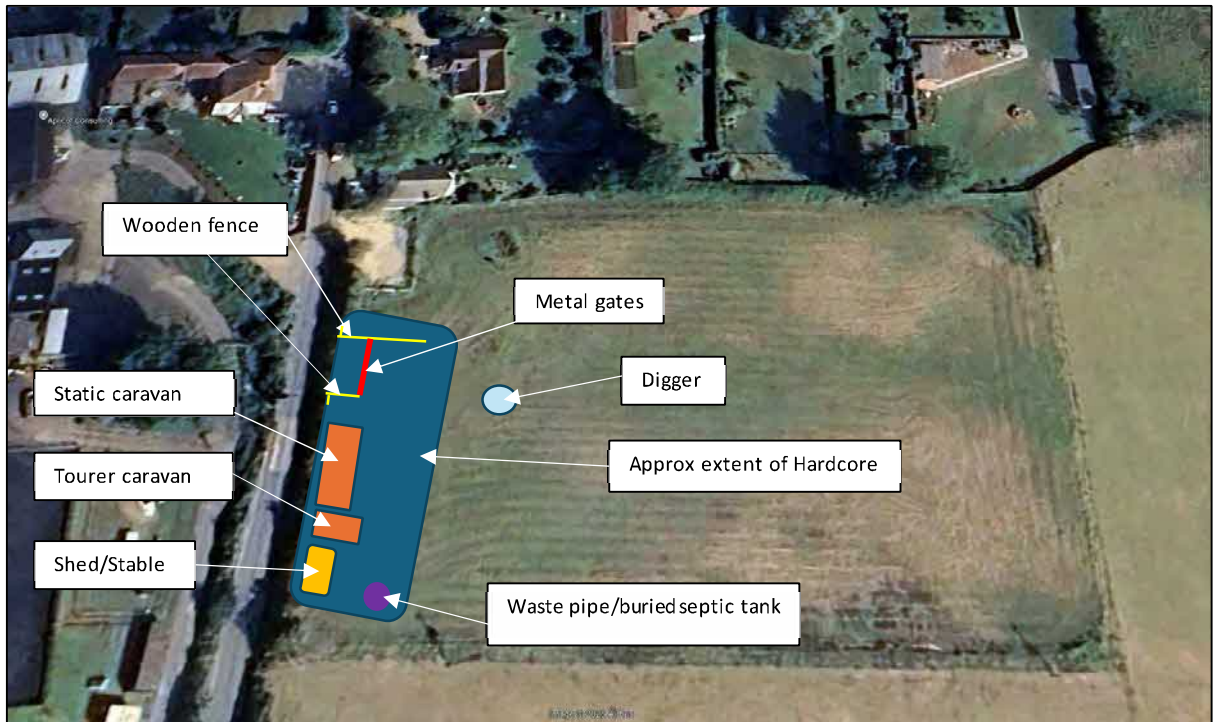
- the newly formed entrance to the centre of the site was wider, with more hedgerow being cut on either side and fencing put up just inside the land, and metal gates added.
- a top finishing layer of pebbles had been laid across the part of the land that had hardcore on it previously
- A static caravan was on the land
- A tourer caravan was on the land
- A shed/stable building made of wood was on the land
- The previous main entrance was blocked off with barbed wire and posts, with the TSNs sited on 01st May 2026 having been removed.

We accessed a public right of way on a neighbouring field in order to take some pictures of the land. A further copy of the TSN was attached to the fence by the new entrance between the wooden feather board slats, in addition to 2 copies of the human rights questionnaire, with a return address/email written on them.









CLAIM NO:

IN THE HIGH COURT OF JUSTICE
KING'S BENCH DIVISION

BETWEEN :-

CANTERBURY CITY COUNCIL

Claimant

-and-

(1) JOHN JAMES LLOYD
(2) ADELINE READING
(3) PERSONS UNKNOWN

Defendants

EXHIBIT IF10

Head of Legal Services
Canterbury City Council
14 Rose Lane
Canterbury Kent CT1 2UR

Solicitor for the Claimant

Exhibit – IF-10
Site visit Photos – dated 21-05-26

Land at Three Acres, Maypole Road, Hoath, Kent, CT3
4LN (“the Land”)

Photo (1) - Three Acres - 21-05-26.jpg



Photo (2) - Three Acres - 21-05-26.jpg



Photo (3) - Three Acres - 21-05-26.jpg



Photo (4) - Three Acres - 21-05-26.jpg



Exhibit – IF-10
Site visit Photos – dated 21-05-26

Land at Three Acres, Maypole Road, Hoath, Kent, CT3
4LN (“the Land”)

