

Change of use of 1.2 acres for a dog walking paddock together with fencing, hardstanding and car parking.

Land at Heron Hill Lane, Gravesend,
Meopham.

Planning Statement

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Prepared for: William Oakes

Document Information

About

This document has been prepared for William Oakes by Squires Planning.

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1. Introduction

- 1.1. The Planning Statement has been prepared by Squires Planning in support of an application by Mr William Oakes for the: *“Change of use of 1.2 acres for a dog walking paddock together with fencing, hardstanding and car parking”*.
- 1.2. This document provides an overview of the site, its context and the proposed development before considering the material considerations relevant in the determination of this application.
- 1.3. This application is to be read in conjunction with the following plans and documents:
 - Supporting Planning Statement
 - Location Plan (OPC-0626-01)
 - Existing Block Plan (OPC-0626-02)
 - Proposed Block Plan (OPC-0626-03)
 - Proposed Fence and Gate Elevations (OPC-0626-04)
 - Proposed Site Plan (OPC-0626-05)
 - Preliminary Ecology Assessment and Biodiversity Net Gain Assessment and calculations

Site & Situation

- 1.4. The site is situated to the north of Heron Hill Lane and comprises 2.15 acres. The site is bordered to the north by arable land, to the east by a mixed agricultural/equestrian property to the south by Heron Hill Lane and to the west by a woodland shaw, known as Cowcrofts/Copicar Woods.
- 1.5. The site lies within the boundary of Gravesham Borough Council and is identified as Grade 3 Agricultural land by Natural England’s Land Classification Map. Cowcrofts/Copicar Woods is designated Ancient Woodland. To the east of the site, there are two Grade II listed buildings, Meryweather and Rabbits Corner. The site does not lie within the Kent Downs National Landscape but is located within the Metropolitan Green Belt.
- 1.6. The site is located within Flood Risk Zone 1, an area with a low probability of flooding.

Planning History

- 1.7. A review of Gravesham Borough Council’s online planning portal confirmed that the site does not have a planning history and has not been subject to a planning application.

2. The Proposed Development

- 2.1. This application seeks the *“Change of use of 1.2 acres for a dog walking paddock together with fencing, hardstanding and car parking”*.
- 2.2. The proposed development includes the change of use of 1.2 acres of arable land for a dog walking paddock, together with 1.8metre fencing, permeable hardstanding and car parking.

Access

- 2.3. The proposed development has been designed to utilise the existing access from Heron Hill Lane, together with a permeable access track that will enable users to safely park and access the dog walking paddock.

Fencing

- 2.4. The internal area is proposed to be fenced with a commercial dog fencing, the fence is a welded wire mesh fence that conforms to British Kennel Standards and is 1.8metres high, with a wire diameter of 2mm thick and hole size of 50mm x 50mm.
- 2.5. The posts are proposed to be round timber stakes (2.5m x75mm diameter) placed 3 metres apart with straining posts in each corner which are (2.8m x75mm diameter).

Dog waste

- 2.6. A dog waste bin will be provided on site which will be emptied by a professional waste disposal company who specialise in dealing with pet waste, it is anticipated that this will be twice weekly.

Employment

- 2.7. The facility provides part time employment to the applicant. As the business expands and grows the applicant has speculated that there may be further opportunities for further employees.

Opening Hours

- 2.8. It is proposed that the opening hours will be limited to daylight hours between 8am and 6pm in the summer months, this will be reduced during winter months, due to daylight availability.

Capacity

- 2.9. It is proposed that the maximum number of dogs at the park at any one time is limited 2 cars and 5 dogs.

3. Planning Policy

- 3.1. Planning decisions should be taken in accordance with the development plan unless material considerations indicate otherwise (Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004).
- 3.2. It is therefore appropriate that one must first consider whether the proposed development accords with an up-to-date development plan. In this case, the adopted development plan consists of:
- Gravesham Borough Council Local Plan Core Strategy and Local Plan Policies Map (2014)
 - Gravesham Local Plan First Review (1994) – Saved Policies
 - Kent County Council Minerals and Waste Local Plan 2024-30 (Adopted March 2025)
- 3.3. Policy contained in the National Planning Policy Framework (NPPF) published in December 2024 is also material in the determination of this application.
- 3.4. The most relevant policies in the development plan and national policy are set out below.

Gravesham Borough Council Local Plan Core Strategy

- 3.5. Gravesham Borough Council Local Plan Core Strategy and Local Plan Policies Map was adopted in September 2014. The following strategic objectives and policies are of particular relevance to this proposal.
- 3.6. **Policy CS01 Sustainable Development** - When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework and in this Core Strategy.
- 3.7. **Policy CS07 Economy, Employment and Skills** - The Council will support proposals that promote the appropriate expansion and diversification of the rural area economy.
- 3.8. **Policy CS11 Transport** - New developments should mitigate their impact on the highway and public transport networks as required.
- 3.9. **Policy CS12 Green Infrastructure** - A multifunctional linked network of green spaces, footpaths, cycle routes and wildlife stepping stones and corridors will be created, protected, enhanced and maintained.
- 3.10. **Policy CS13 Green Space, Sport and Recreation** - The Council will seek to make adequate provision for and to protect and enhance the quantity, quality and accessibility of green space, playing pitches and other sports facilities.
- 3.11. **Policy CS18 Climate Change** – Relating to flood risk, water quality, sustainable drainage and surface water run-off, water demand management and carbon reduction.
- 3.12. **Policy CS19 Development and Design Principles** - New development will be visually attractive, fit for purpose and locally distinctive.

- 3.13. **Policy CS20 Heritage and the Historic Environment** - The Council will accord a high priority towards the preservation, protection and enhancement of its heritage and historic environment as a non-renewable resource, central to the regeneration of the area and the reinforcement of sense of place.
- 3.14. **Strategic Objective S08** - Seeks to preserve the openness of the Green Belt, maintain its national and local planning purposes and protect it from inappropriate development.
- 3.15. **Strategic Objective S09** - Seeks to conserve and enhance the diverse rural landscape including the Kent Downs Area of Outstanding Natural Beauty and its setting.
- 3.16. **Strategic Objective S014** - Ensure that all new development makes a positive contribution to the local character and distinctiveness of the Borough, minimises the risk of crime, responds to climate change, and integrates into the existing built, historic and natural environment.
- 3.17. **Strategic Objective S016** - Safeguard and enhance the biodiversity of the Borough.

Supplementary Planning Documents

- 3.18. Design for Gravesham Design Code Supplementary Planning Document (May 2024) has the following principles, which support this proposal:
- Design Principle 4.2 Enhance and contribute to local identity
 - Design Principle 4.3 Responding to local history and context
 - Design Principle 5.4 Inclusive design and accessibility
 - Design Principle 6.7 Open Spaces and Green Corridors
 - Design Principle 6.8 Biodiversity
- 3.19. Kent and Medway Structure Plan Landscape Character (July 2006)
- Policy EN3: Protecting and Enhancing Countryside Character

National Planning Policy Framework

- 3.20. The NPPF is a material consideration in planning decisions.
- 3.21. A number of aims and objectives of the NPPF are of particular relevance to the proposed development.
- 3.22. The NPPF (Paragraph 11) sets out a presumption in favour of sustainable development and Local Planning Authorities (LPAs) are expected to approve development proposals that accord with the development plan without delay.
- 3.23. **Paragraph 39** of the NPPF says LPAs should approach decisions on proposed development in a positive and creative way; work proactively with applicants and seek to approve applications for sustainable development where possible.

- 3.24. **Paragraph 85** states that planning policies and decisions should help create the conditions in which businesses can invest expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- 3.25. **Paragraph 88** states that planning policies and decisions should enable:
- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings;*
 - b) the development and diversification of agricultural and other land-based rural businesses;*
 - c) sustainable rural tourism and leisure developments which respect the character of the countryside; and*
 - d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.*
- 3.26. **Paragraph 96** identifies that planning policies and decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, including opportunities for meetings between people who might not otherwise come into contact, are safe and accessible and enable and support healthy lives.
- 3.27. **Paragraph 98** furthers this identifying the need to provide social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared spaces, community facilities, shared spaces and other local services.
- 3.28. **Paragraph 103** states that Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change.
- 3.29. **Paragraph 105** identifies that planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users.
- 3.30. **Paragraph 109** states Transport issues should be considered from the earliest stages of plan-making and development proposals, using a vision-led approach to identify transport solutions that deliver well-designed, sustainable and popular places.
- 3.31. **Paragraph 124** identifies that Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 3.32. **Paragraph 135** relates to achieving well designed places and states that planning policies and decisions should ensure that all developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - c) are sympathetic to local character and history, including the surrounding built*

environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁵¹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

- 3.33. **Paragraph 143** Identifies that the Green Belt serves five purposes, which relate to urban sprawl, safeguarding the countryside, preserving setting and character of historic towns and assist with urban regeneration.
- 3.34. **Paragraph 151** states that local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access and opportunities for outdoor sport and recreation.
- 3.35. **Paragraph 154** identifies that development in the green Belt is inappropriate, unless one of the eight exemptions apply, in this case exemption h) is of relevance, particularly criteria b and v. which are shown below.

“b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

v. material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds)”.

4. Main Considerations

4.1. Given the site's planning history and the relevant policy context, the main considerations for this proposal are:

- Principle of Development
- Green Belt
- Design and Impact on the Character of the Area
- Access, Highways & Parking
- Amenity
- Drainage and Flooding
- Ecology & Biodiversity Net Gain

4.2. We discuss each consideration in turn below.

Principle of development

- 4.3. This application seeks planning permission for the change of use of 1.2 acres of Grade 3 agricultural land for a dog walking paddock together with hardstanding and car parking. The proposal represents the diversification of an existing rural enterprise through the introduction of a complementary land based use, whilst retaining the open and rural character of the site.
- 4.4. The principle of the proposed development is supported by the following policies of the Gravesham Core Strategy and NPPF.
- 4.5. Core Strategy Policy CS01 promotes sustainable development and states that when considering development proposals, the Council will take a positive approach and work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
- 4.6. Policy CS07 relates to the economy, employment and skills and states that The Council will support proposals that promote the appropriate expansion and diversification of the rural area economy. Support will be given to the conversion of rural buildings to employment use/live-work units where it is compatible with national policies for protecting the Green Belt and where it accords with policies in this plan, in particular relating to Green Infrastructure.
- 4.7. Policy CS13 states that the Council will make adequate provision to protect and enhance the quantity, quality and accessibility of greenspace.
- 4.8. Paragraphs 85 and 88 of the NPPF encourage sustainable economic growth and the diversification of rural businesses, whilst paragraphs 96, 98, 103, 105 and 124 support proposals that provide accessible recreational opportunities, improve access to open space, and make effective use of land.

- 4.9. The proposal enables diversification of the least productive agricultural land (Grade 3) by introducing a low intensity recreational use, capable of generating a sustainable income. The development would provide an outdoor recreational facility and contribute to the rural economy in accordance with the objectives of both the Core Strategy and the NPPF. The proposal therefore represents an appropriate and sustainable form of rural development.
- 4.10. Having regard to the relevant policies of Core Strategy and the provisions of the NPPF, the proposed change of use is considered acceptable in principle. The detailed considerations relating to design, Green Belt, highways and other technical matters are addressed in the following sections of this statement.

Green Belt

- 4.11. The application site is located within the Metropolitan Green Belt. Strategic Objective SO8 of the Core Strategy seeks to preserve the openness of the Green Belt and protect it from inappropriate development. The proposal has therefore been assessed against Chapter 13 of the NPPF, which sets out national policy for protecting Green Belt land.
- 4.12. Paragraph 143 of the NPPF identifies that the Green Belt serves five purposes, to check the unrestricted sprawl of large built-up areas; prevent neighbouring towns merging into one another; safeguard the countryside from encroachment; preserve the setting and special character of historic towns; and assist in urban regeneration by encouraging the recycling of derelict and other urban land.
- 4.13. Paragraph 151 of the NPPF states that once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity.
- 4.14. Paragraph 154 of the NPPF confirms that certain forms of development are not inappropriate within the Green Belt, provided they preserve openness and do not conflict with the purposes of including land within it. Of relevance to this proposal, paragraph 154(b) identifies that appropriate facilities in connection with outdoor recreation are not inappropriate development where they preserve openness and do not conflict with Green Belt purposes. Furthermore, paragraph 154(h)(v) identifies material changes in the use of land for outdoor recreation as a form of development that is not inappropriate where the same tests are satisfied.
- 4.15. The proposal comprises the material change of use of approximately 1.2 acres of agricultural land to a dog walking paddock, together with associated fencing, hardstanding and parking provision. The principal element of the proposal is the change of use of land for outdoor recreation, with the associated works required to enable the safe and effective operation of the facility. As mentioned, the site is located within the Green Belt.
- 4.16. In alignment with Paragraph 151 the proposal would provide opportunities for outdoor sport and recreation, additionally, the proposal will enhance the landscape, visual amenity, and biodiversity, which is raised in more detail below, within the Biodiversity and Biodiversity Net Gain section of this statement.

- 4.17. The proposal falls within the exceptions identified at paragraph 154(b) and paragraph 154(h)(v) of the NPPF, as it represents an outdoor recreational use with associated facilities. The proposed fencing, hardstanding and parking areas are limited in scale and directly related to the operation of the dog walking paddock. The proposal would not introduce significant built form or urbanising features, and the majority of the site would remain as open grassland. As such, the proposal would preserve the openness of the Green Belt.
- 4.18. The proposal would not conflict with the purposes of including land within the Green Belt. It would not contribute to the unrestricted sprawl of large built-up areas or the merging of neighbouring towns, as it does not extend built development or create a physical connection between settlements.
- 4.19. In relation to safeguarding the countryside from encroachment, whilst the proposal introduces a managed recreational use into the countryside, it would not result in harmful encroachment. The site would remain predominantly open, with limited operational infrastructure that is necessary for the proposed use. The absence of buildings, extensive hardstanding or other urbanising features ensures that the proposal retains the rural character of the site.
- 4.20. The proposal would not affect the setting or special character of historic towns and does not represent development that could reasonably be accommodated on previously developed urban land. The proposal therefore does not conflict with the remaining Green Belt purposes.
- 4.21. Overall, the proposal represents a form of development identified as not inappropriate within the Green Belt under paragraphs 151, 154(b) and 154(h)(v) of the NPPF. The limited scale of the associated works, the retention of the site's open character and the absence of urbanising features ensure that the proposal preserves Green Belt openness and does not conflict with the purposes of including land within the Green Belt.

Heritage

- 4.22. Policy CS20 of Core Strategy relates to heritage and the historic environment and states that the Council will give a high priority to the preservation, protection and enhancement of heritage assets as a non-renewable resource. When considering proposals affecting designated heritage assets, the weight given to their conservation will be proportionate to their importance and significance.
- 4.23. The application site lies within the vicinity of two Grade II listed buildings: Rabbits Corner (List Entry No. 1096346) and Merry Weather (List Entry No. 1245056), both located approximately 250 metres to the east of the application site, as shown within Figure 1, below.
- 4.24. The relationship between the application site and the listed buildings has been carefully considered. The presence of existing agricultural and equestrian development, together with established vegetation and the surrounding topography, provides visual and physical separation between the application site and the heritage assets. These features form part of the established rural context in which the listed buildings are experienced. The proposal would not introduce substantial built form or visually prominent features that would alter this relationship or detract from the significance of the listed buildings.
- 4.25. The proposal comprises the change of use of agricultural land to a private dog walking paddock, together with associated ancillary works. The development would not result in any physical alteration

to the listed buildings or the loss of features that contribute to their significance. The limited scale and nature of the proposed works would ensure that the development would not result in harm to the designated heritage assets.

- 4.26. Accordingly, the proposal accords with Policy CS20 of the Core Strategy, as it would preserve the significance and setting of nearby designated heritage assets.

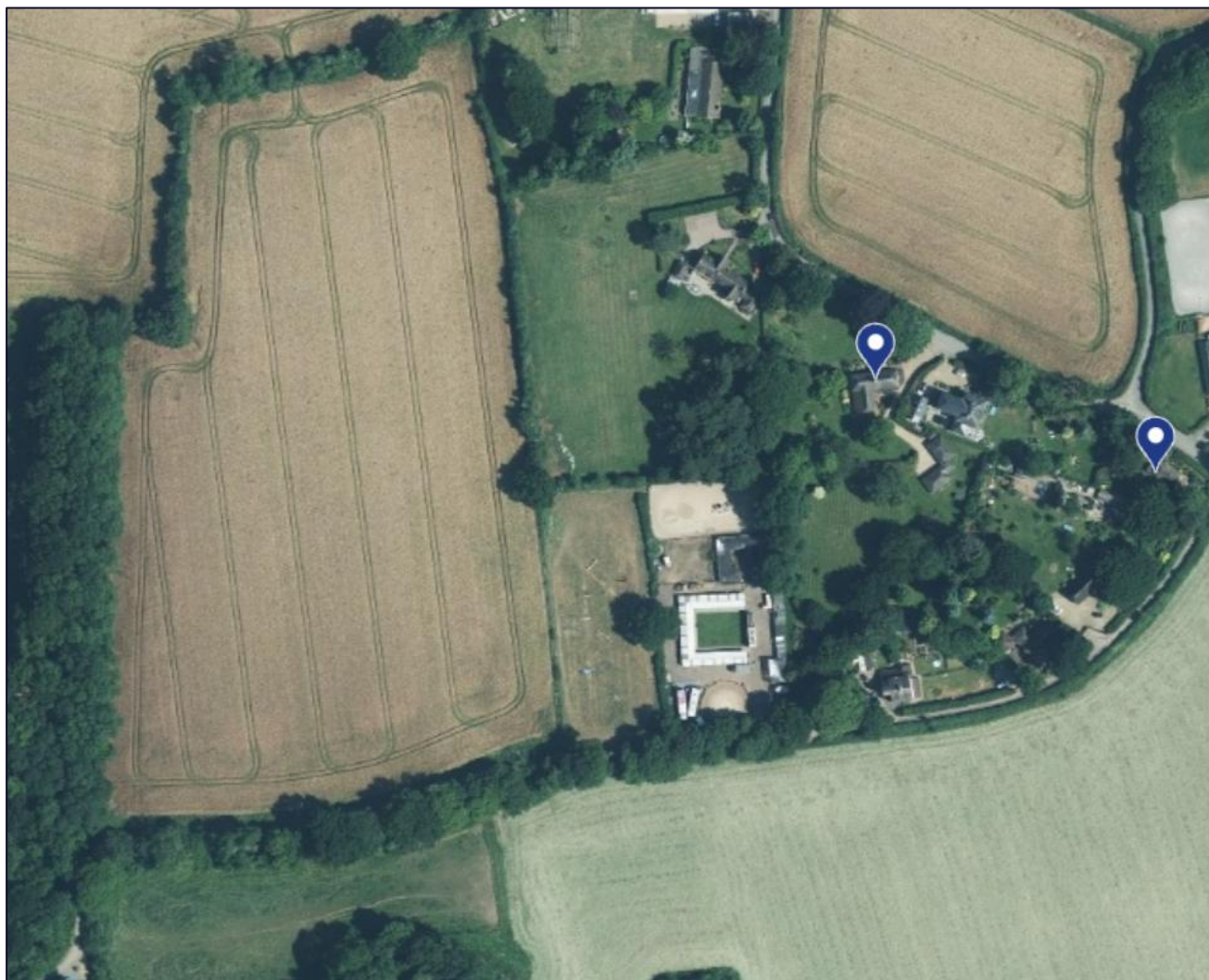


Figure 1 - Screenshot of Historic England Map Search

Access, Highways & Parking

- 4.27. Vehicular access to the site would be taken from the existing field access onto Heron Hill Lane. Heron Hill Lane (USRN: 15700369) is not classified by Kent County Council as an M, A, B or C road and appears to have mixed maintenance responsibility. At the time of writing, it has not been possible to confirm whether the lane is publicly adopted; however, this does not affect the suitability of the existing access to serve the proposed development.
- 4.28. Whilst the site fronts Heron Hill Lane, vehicular access is obtained via David Street to the east, as Heron Hill Lane does not provide through access from the west. Consequently, all vehicular traffic

associated with the proposed development would approach and depart via David Street before continuing along Heron Hill Lane to the site.

- 4.29. Policy CS11 of the Core Strategy requires new development to mitigate its impact on the highway and public transport networks.
- 4.30. In recognition of the site's access arrangements, the proposal has been designed to operate as a low-intensity recreational use, generating a limited number of vehicle movements. The proposed parking and turning arrangements have been designed to enable vehicles to enter, manoeuvre and leave the site in a safe and orderly manner.
- 4.31. The site would be operated strictly through an online booking system, which would limit use of the paddock to a maximum of two vehicles (and five dogs) per session. This is proposed to ensure an appropriate interval would be provided between bookings to ensure that each user arrives at a vacant paddock and that previous users have sufficient time to return to their vehicles, secure their dogs and leave the site before the next booking commences. This controlled approach would manage vehicle movements and prevent overlapping arrivals and departures, thereby minimising potential impacts on the local highway network.
- 4.32. In addition to vehicular access, the site benefits from connectivity to the surrounding Public Rights of Way network, as shown at Figure 2, providing opportunities for pedestrian access from Harvel to the south-east, South Street to the west and Meopham to the north. The proposal therefore benefits from existing walking routes within the surrounding countryside.
- 4.33. Given the modest scale and low-intensity nature of the proposed development, together with the use of an existing access and the provision of on-site parking, it is considered that the proposal can be accommodated without giving rise to an unacceptable impact on the local highway network.

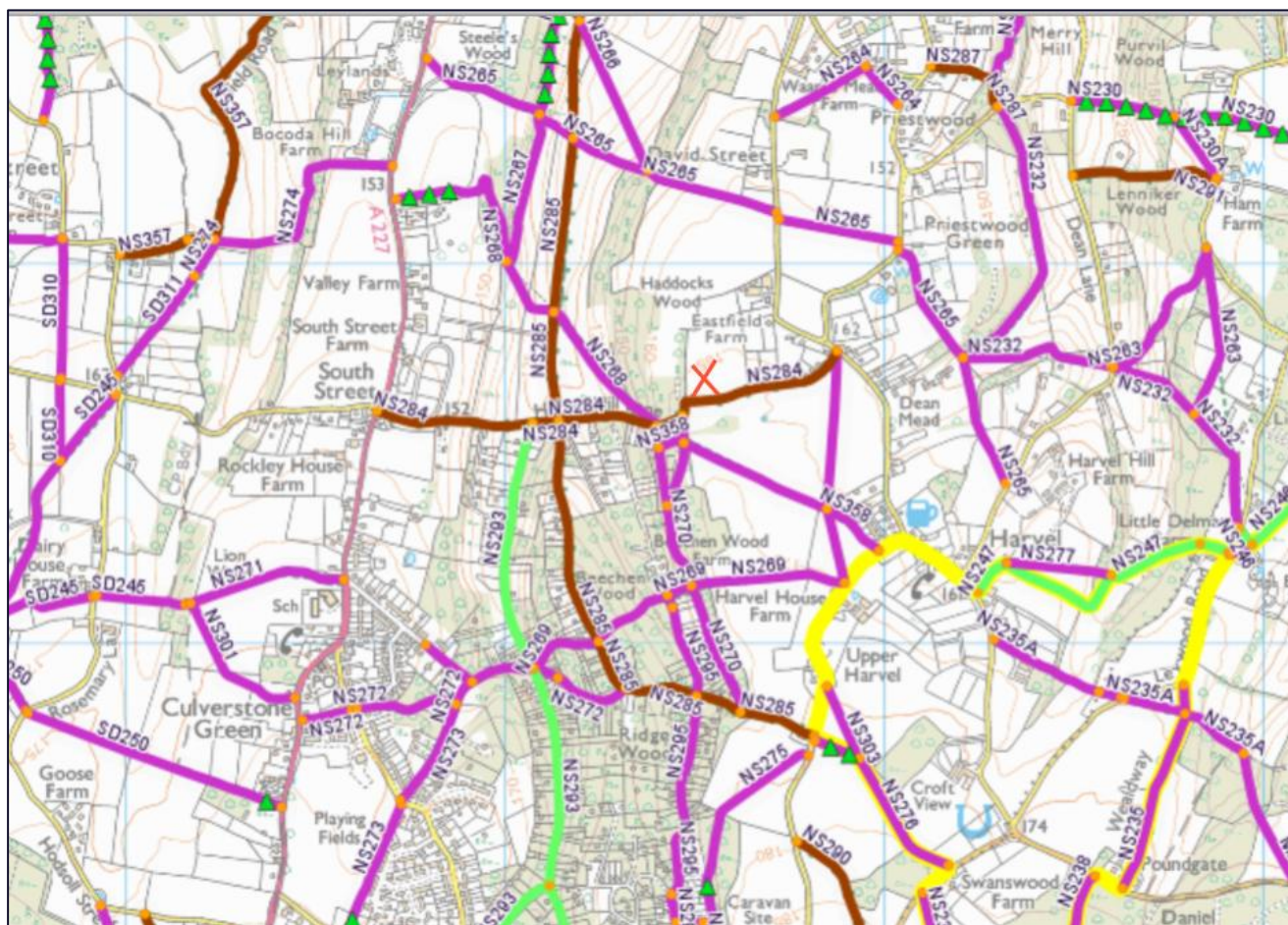


Figure 2 - KCC Public Rights of Way Screenshot

Ecology & Biodiversity Net Gain

- 4.34. The proposal accords with the objectives of Policy CS12 by retaining the site's predominantly open and green character whilst introducing a low-intensity recreational use. Existing boundary vegetation will be retained and protected, maintaining habitat connectivity and the rural setting of the site. The proposal also delivers measurable biodiversity enhancements through on-site habitat creation, contributing positively to the site's role within the identified Biodiversity Opportunity Area. The proposal is also consistent with the aims of the NPPF, specifically paragraph 151, which identifies outdoor recreation as an appropriate use within the Green Belt, provided it retains and enhances the site's landscape, amenity and biodiversity value.
- 4.35. A Preliminary Ecology Appraisal (PEA) and Biodiversity Net Gain (BNG) Assessment has been prepared by Kent Sussex Ecology (Ref. 0564). The PEA confirms that there was no direct evidence of protected species present on the site, reflecting its long-standing use as arable land, used for the production of combinable crops for over 20 years.
- 4.36. Statutory Biodiversity Net Gain will be delivered entirely within the application site through on-site habitat creation and enhancement. The BNG Assessment confirms that the statutory minimum requirement of 10% has been exceeded, with the scheme delivering a 15.88% biodiversity net gain through the enhancement of arable field margins and the creation of modified grassland.

- 4.37. Paragraph 5.3.2 of the BNG Assessment confirms that the proposed habitat enhancements can be secured through a standard planning condition requiring the implementation and long-term management of the biodiversity measures. This will ensure that the biodiversity enhancements are implemented, monitored and maintained in accordance with the submitted BNG Assessment.
- 4.38. Overall, the proposal will not result in any adverse impacts on ecological interests and provides an opportunity to enhance the biodiversity value of the site through appropriate habitat creation and management. The development retains existing landscape features, supports the objectives of the identified Biodiversity Opportunity Area and delivers a measurable biodiversity net gain of 15.88%. The proposal therefore accords with Policy CS12, the relevant provisions of the NPPF and the statutory Biodiversity Net Gain requirements.

5. Conclusion

- 5.1. The proposed development seeks the “*change of use of 1.2 acres for a dog walking paddock together with fencing, hardstanding and car parking*”.
- 5.2. This Planning Statement has demonstrated that the proposal represents an appropriate form of rural diversification that is compatible with the character and function of the surrounding area. The principle of the development within the Green Belt is considered acceptable in principle, providing a low-intensity outdoor recreational use that maintains the openness and rural character of the site. The proposal accords with the relevant policies of the Gravesham Local Plan Core Strategy and the objectives of the National Planning Policy Framework.
- 5.3. The proposal would deliver a complementary rural use whilst retaining landscape character, protecting ecological interests and providing measurable biodiversity enhancements. The development therefore represents a sustainable form of development, and planning permission is respectfully requested without delay.



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