

I Bryan Jack of [REDACTED] make the following statement of fact in regard to my cousin's land at Greenacres, Lockyers Hill, Luddesdown, Kent DA13 0XF:

1. My cousin, Patricia Ruth Underwood, purchased the land at Greenacres on 1st July 2004 under Land Registry Title Numbers K338841 and K775295, as shown at Appendix 1 & 2.
2. When Patricia purchased the land held in Titles K338841 and K775295 the access relied upon a right of way over a small parcel of land abutting Lockyers Hill. Patricia disliked the right of way arrangement and agreed to purchase the access land. Patricia then purchased this land, held under Land Registry Title Number K885977, on 31st May 2005, as shown at Appendix 3.
3. The full extent of Patricia's land ownership at Lockyers Hill is shown on the attached Location Plan at Appendix 4.
4. When purchasing the land at Greenacres it included Structure A, Structure B, Structure C, Structure D, a working water supply and a working well, as shown on our consultants Site Layout Plan shown at Appendix 5.
5. I am an experienced tradesman with a long history in the construction industry, therefore when seeing the buildings at Greenacres I was readily able to recognise the typologies of buildings and their historic uses.
6. Structure A had been clearly constructed and used for residential purposes. The structure has elements of masonry construction to its external walls, residential windows and doorways and is lined internally. The lined internal walls have wallpaper on them and was obviously used as residential accommodation in the past. Whilst the building is compact the floor plan provides four separate residential spaces, as shown on our consultant's drawings at Appendix 6.
7. When we viewed the property prior to purchasing it and when we arrived on site after purchasing the property, Structure A had remnants

of household furniture, again clearly indicating that the buildings use had been residential.

8. Structure B had been used as a stables or animal husbandry unit, as had Structure C. These buildings are more simply constructed than Structure A and are more open to the elements. Whilst the buildings are structurally sound, they had clearly not been used for any residential purposes and are agricultural buildings.
9. Structure D is a sectional building, formed in a steel frame with cement fibre board sheeting to form the wall and roof coverings. This building had clearly been used for storing garden machinery, when we purchased the property there were remains of machine parts, oil cans and radiator fluid bottles, confirming the thoughts that this building had been used for a machine shed.
10. Next to Structure D there is a working well. The depth of the well exceeds 4metres and provides non-potable water for use on the land. Clearly the former owners of the land had used the well as a water supply and water can still be extracted from the well today.
11. When we purchased the land at Greenacres in 2004 the condition of the buildings was pretty good. They were a little rustic and rough around the edges, but they were perfectly serviceable and something that I could continue to maintain.
12. The reason for purchasing the land was to provide my cousin and I a rural property to use for agricultural and retreat purposes. Patricia and I commenced maintaining the buildings on the land and in maintaining the land through the trimming of trees, cutting of grass and clearance of brambles.
13. I really enjoy constructing and maintaining properties and in creating joinery products from natural timber sources, therefore the buildings and land at Greenacres has provided me with an outlet for my creativity over the past 17 years. Shortly after taking ownership, I made a new pair of entrance gates and carved the property name into the upper curved

rails of the gates. When first erected they looked really good and provided a focal point for the property entrance. An image of the gates shortly after they were erected is shown at Appendix 7.

14. Unfortunately the new gates were vandalised by thieves breaking into the property a few months later and I have had to repair them.
15. All of the maintenance work that I have carried out to the buildings over the past 17 years relates to a simple maintenance regime of the existing buildings, such as replacing wall panels, weatherboarding, roof coverings and floor finishes. At no time have I changed the footprint of the buildings.
16. When we started working the land and maintaining the buildings Patricia and I suffered from numerous break-in's, vandalism and theft. Anything that was not securely locked away would be stolen and anything stored in Structure A would attract the vandalism of attaining entry to steal what was stored inside of it.
17. It was galling to arrive to the property at the weekends or whenever I had any time off work to find that the repairs, improvements, materials or tools that I had actioned the week before had been either damaged or stolen.
18. Clearly the people who lived near to the site were of questionable character and our land and buildings were vulnerable.
19. Patricia was mortified that people could be so horrible and became quite upset over the whole issue. Being pro-active and wishing to find a solution to the problem I purchased two steel containers and arranged for them to be delivered to the site. My intention was to use the steel containers as secure storage so that the various materials, plant and tools could all be securely contained on site, away from the thieves and vandals.
20. The two steel containers were delivered to the site on 10th November 2004, as evidenced by the delivery notes shown at Appendix 8. The

location of the steel containers is shown on our consultants Site Layout Plan, a copy of which is shown at Appendix 5.

21. Unfortunately, the lack of a permanent presence on-site left the steel containers vulnerable to theft. We suffered from further break-ins and theft on 12th August 2005, 21st September 2005 and on 3rd November 2005, as evidenced by the details at Appendix 9.
22. The thefts on 12th August, 21st September and 3rd November 2005 included a considerable amount of vandalism to facilitate the theft and included the ramming of the front gate with a vehicle which completely ruined the hand-made gates that I had erected the weeks before. They also cut off ground mounted bollards behind the gates with an oxyacetylene cutter as well as the padlocks on the steel containers so that they could access them and steal the tools from inside.
23. The thieves also vandalised and stole our van which was parked on the site in front of the container doors to prevent access. The thieves also smashed windows on Structure A. During the November theft the thieves broke into our van and hotwired it, the van was driven off-site and we had to recover the van with a tow-truck. The full evidence of these 2005 thefts is attached at Appendix 9 and is fully explained in my consultants Lawful Development Certificate supporting statement.
24. Having spent so much time and money in seeking to prevent the thefts and break-in's Patricia and I were left saddened, depressed and angered.
25. I was resolved to curing the problem and discussed our options with Patricia. Having given the matter considerable thought Patricia and I decided that having a more permanent presence on the land was essential to the safeguarding of our property and investment. Therefore, we submitted a planning application on 1st December 2005 for a residential dwelling. A copy of the Planning Application form can be found at appendix 10.
26. The planning application was refused by Gravesham Council on 26th January 2006. Despite this refusal, evidenced at Appendix 11, we felt

that the Council had not considered the need to protect the property and thought that a referral to Appeal would properly consider our needs to protect our property.

27. The Appeal attracted considerable support from local homeowners who shared their views with the Planning Inspectorate, a copy of these letters can be found at Appendix 12.
28. Despite our best intentions and the support of the local community, our appeal failed and on 14th November 2006 we were notified that the planning inspectorate had dismissed the appeal, as evidenced from Appendix 13.
29. Following the loss of the appeal decision, we were left again with no way of securely protecting our property from theft and vandalism. The following months found us having to deal with these issues repeatedly, to the point that it was so commonplace that we stopped reporting it to the police. Our insurance costs had escalated following the previous events, so we stopped informing our insurers. Patricia and I were completely deflated by the whole situation.
30. In consideration of the situation Patricia and I discussed matters with several friends, one of which suggested that we place a caravan on the land in order to have a frequent presence on the land, which would look like someone was living there and deter thieves and vandals.
31. This seemed like a great idea and one that we quickly adopted. Indeed I was at the stage where I would take any suggestion to help protect our investment, property and tools from further theft and vandalism.
32. I purchased a touring caravan and delivered it to site during the early 2009. I placed items around the caravan so that its use appeared convincing and that there was a frequent presence on site.
33. From time to time I would stay overnight or for weekends to emphasise its use and to make sure that local people saw me regularly at the property. My more frequent presence on the land aided my landscape

business and I then also started wining landscape work within Kent, thereby making my ability to stay on the land more often, easier.

34. This action had a surprisingly positive effect. The number of thefts and amount of vandalism dropped off significantly and whilst we have still had the occasional issue the degree and severity of issues has been minimal in comparison to the 2004 to 2009 period.
35. I have moved the caravan around on the land on numerous occasions, however it has remained on the land since I first put it there in early 2009.
36. In the period between 2009 and 2020 Patricia and I visited the site regularly and often stayed in the touring caravan when visiting the site, sometimes over-night and sometimes for a long weekend. During these visits Patricia & I have continued to maintain the land, trees, undergrowth and buildings on the land.
37. Following the coronavirus outbreak in March 2020 Patricia was concerned that her isolation could not be effective at our home in the urban area and that due to her vulnerability we needed to find an alternative location to securely isolate.
38. Following a discussion with Patricia we decided to use Greenacres as our isolation retreat. We already had the touring caravan on site and all of the equipment that one would need to live on site. The touring caravan is rather small and is not conducive to two people living in it for extended periods, therefore we purchased a mobile home and had it delivered to Greenacres which was delivered in August 2020.
39. Once Patricia and I were living and isolating in our touring caravan and mobile home, I sought to make our lives a little more comfortable and built an area of decking between the two caravans to provide a clean external area for us to enjoy the summer weather and to relax on following a hard days work on the land and buildings.

40. Just over a year after commencing our isolation on the property we received a letter from the Council's Enforcement Officer in the post to our home address, a week after the letter arrived the Enforcement Officers visited Greenacres on the 23rd April 2021 where they also gave us another contact letter. The contact letter is outlined within the FOI Response we received outlining all enforcement communication, this is attached at Appendix 14.
41. In early May 2021 we received another letter from the Council which was dated the 5th May 2021. The letter outlines the Council's view that our use of the land is in breach of planning law and that none of our existing buildings have any planning permissions. This letter is also shown at Appendix 14.
42. Following the receipt of this letter Patricia sent back an email to inform Gravesham Borough Council that the mobile home and decking were temporary structures and that we could remove them easily from the land. Patricia also outlined how she felt that our use is not intending to be in breach of planning but is in response to the pandemic situation.
43. I have always struggled to understand why the Council views the structures on the land to be unlawful. The buildings have been here for over 50 years, they are shown on numerous versions of the OS Map's for the area and local people have informed me on numerous occasions of how the former owners used the land as a retreat and lived there on a seasonal basis. I feel certain that the Council are aware of this and that the buildings cannot be anything other than lawful given that they have been here so long.
44. Following the letters from the Council I contacted Country House Homes to request their assistance with the planning matters relating to Greenacres.
45. On the 18th May 2021 Patricia and I had an on-site meeting with Guy Osborne of Country House Homes Ltd who provided planning advice. Guy had taken a look at the planning history of the site and at various

evidence bases to establish a view on the various buildings, structures and uses of the land since 1940.

46. Guy explained to us that given that there is clear evidence that Structures A, B, C, D and the Steel Containers and the Touring Caravan had been situated on the land for a period in excess of 10 years, that the structures, steel containers and touring caravan would be considered as being lawful and that a Lawful Development Certificate planning application should be submitted. Guy also pointed out that the mobile home and recently constructed timber decking would not be deemed to be lawful and that they should be removed from the site.

47. Following the receipt of the planning advice we instructed Country House Homes to represent us in a formal planning application to prove beyond all reasonable doubt that Structures A, B, C, D and the Steel Containers and Touring Caravan are lawful given their longevity on-site.

48. From my view I truly believe that lawfulness of Structures A, B, C, D cannot be argued given that they have been onsite since before 1960. I also believe that the Council will agree that the Steel Containers and Touring Caravan have been on-site for a period of more than 10 years and that the Council's own evidence base will concur with our own.

I solemnly and sincerely declare that the contents of this, my statutory declaration, are true.

Signed



Bryan Jack

Made before me;



DAVID ALP
Commissioner for Oaths

23/11/2021

Knights plc
42 Kings Hill Avenue
West Malling
ME19 4AJ

APPENDIX 1

Land Registry & Title for K338841

This is the
exhibit I referred
to in the
Statutory Declaration
of Bryan Jacobs
attached hereto dated
21

DAVID AJP
23-11-2021

Knights plc
42 Kings Hill Avenue
West Malling
ME19 4AJ

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.

Gravesham Borough Council



Official copy of register of title

Title number K338841

Edition date 19.04.2006

- This official copy shows the entries on the register of title on 14 OCT 2021 at 14:35:00.
- 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 14 Oct 2021.
- 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 : GRAVESHAM

- 1 (20.02.1970) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land and buildings to the east of Lockyers Hill, Luddesdown.

2

3

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

2

End of register

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.

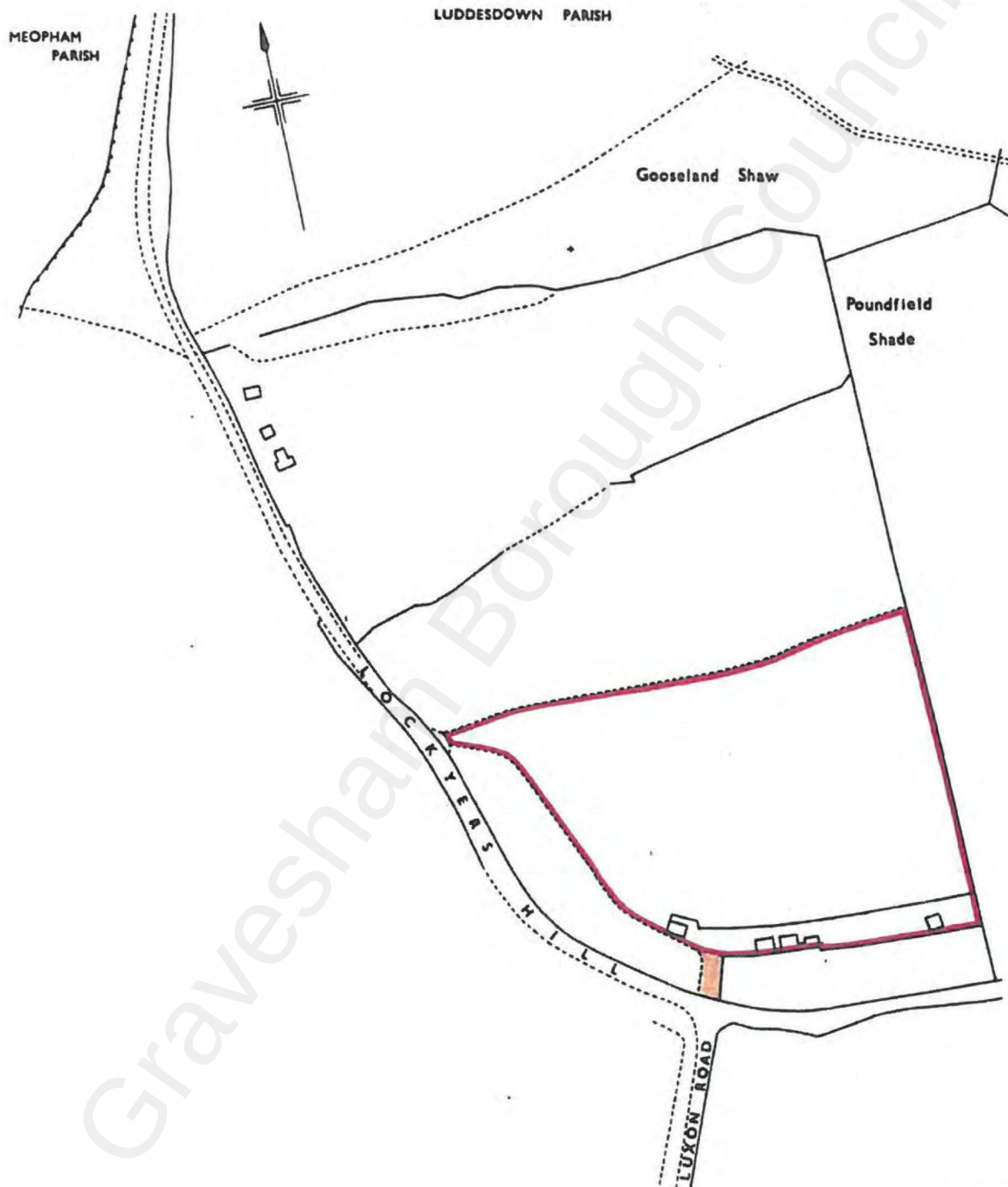
This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 14 October 2021 shows the state of this title plan on 14 October 2021 at 14:35:00. 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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H.M. LAND REGISTRY		TITLE NUMBER	
		K338841	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID
	KENT		TQ 6664
			SECTION
			★
Scale: 1/1250, Enlarged from 1/2500		GRAVESHAM DISTRICT	© Crown Copyright 1967.



APPENDIX 2

Land Registry & Title for K775295

This is the
exhibit 2
referred to in
the Statutory
Declaration of
Bryan Jacks
attached hereto
dated 23-11-2021



DAN W AJP

Knights plc
42 Kings Hill Avenue
West Malling
ME19 4AJ

The electronic official copy of the register follows this message.

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Gravesham Borough Council



Official copy of register of title

Title number K775295

Edition date 04.03.2010

- This official copy shows the entries on the register of title on 14 OCT 2021 at 14:38:21.
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- Issued on 14 Oct 2021.
- 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 : GRAVESHAM

- 1 (22.07.1997) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land on the North-East side of Lockyers Hill, Luddesdown.

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 possessory

1

2

C: Charges Register

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

1

End of register

These are the notes referred to on the following official copy

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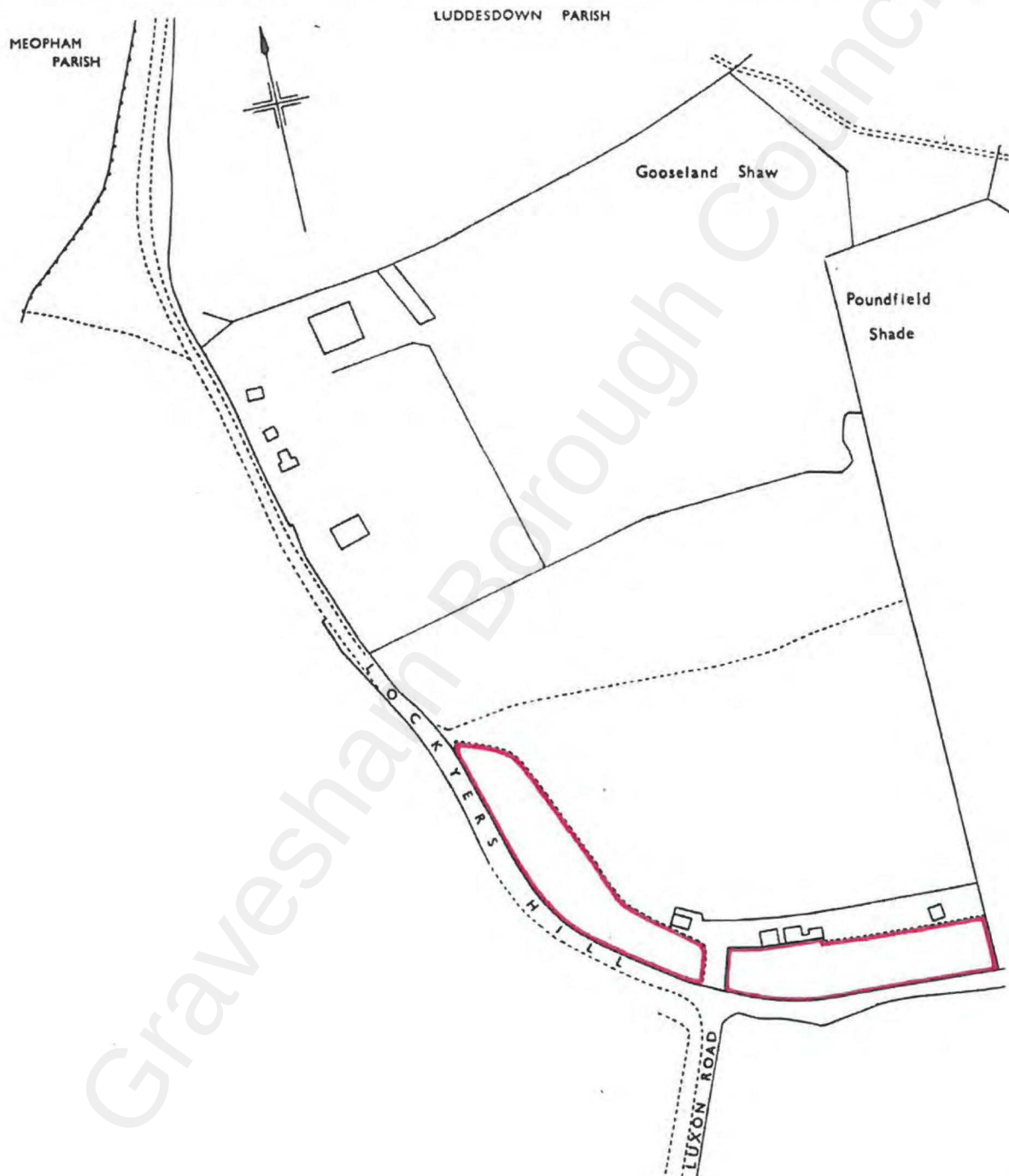
This official copy is issued on 14 October 2021 shows the state of this title plan on 14 October 2021 at 14:38:21. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).

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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H.M. LAND REGISTRY		TITLE NUMBER	
		K775295 ✓	
ORDNANCE SURVEY PLAN REFERENCE ②	COUNTY	SHEET	NATIONAL GRID
	KENT		TQ 6664
Scale: 1/1250 Enlarged from 1/2500		GRAVESHAM DISTRICT	© Crown Copyright 1967.



APPENDIX 3

Land Registry & Title for K885977

This is the
Exhibit 3
referred to in
the Statutory
Declaration of
Bryan Jacks
dated 23/11/2021

David Aul
23-11-2021

Knights plc
42 Kings Hill Avenue
West Malling
ME19 4AJ

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Gravesham Borough Council



Official copy of register of title

Title number K885977

Edition date 08.06.2005

- This official copy shows the entries on the register of title on 14 OCT 2021 at 14:36:35.
- 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 14 Oct 2021.
- 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 : GRAVESHAM

- 1 (13.05.1996) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land adjoining Greenacres, Lockyers Hill, Luddesdown, Gravesend.

2



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



2

End of register

These are the notes referred to on the following official copy

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

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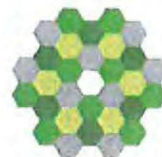
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This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

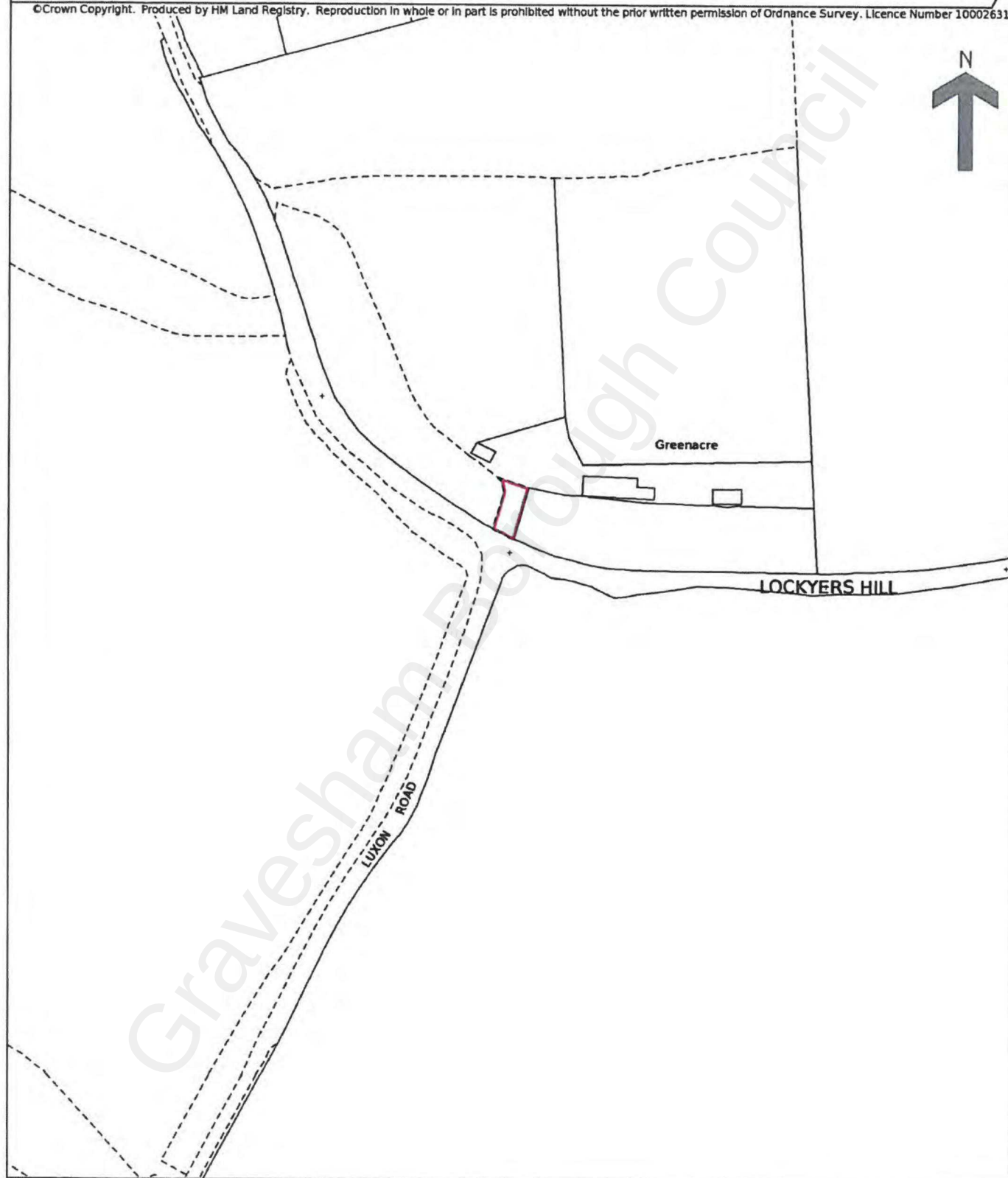
This title is dealt with by the HM Land Registry, Nottingham Office .

HM Land Registry
Official copy of
title plan

Title number **K885977**
Ordnance Survey map reference **TQ6664SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Kent : Gravesham**



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APPENDIX 4

Location Plan

This is the Exhibit 4
referred to in the
Statutory Declaration
of Bryan Jack
dated 23/11/21
annexed hereto



D W A P

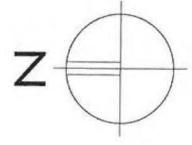
Knights plc
42 Kings Hill Avenue
West Malling
ME19 4AJ



TITLE
LOCATION PLAN

PROJECT
GREENACRES
LOCKYERS HILL
GREAT BUCKLAND
LUDDERSDOWN
GRAVESEND
KENT DA13DXF

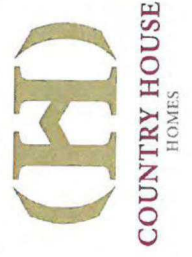
SCALE 1:1250 @ A3



DWG NO.
500/BJ/001

COUNTRY HOUSE
HOMES LTD

ARCHITECTURAL DESIGN CONSULTANTS
CHEGWORTH MANOR BARN
CHEGWORTH ROAD HARRIETSHAM
KENT ME17 1DD
01622 739006



APPENDIX 5

Site Layout Plan

This is re exhibit 5
referred to in the
Statement Declaring
Bryan Jackson
dated 23/11/2021
annexed hereto

DWAP

**Knights plc
42 Kings Hill Avenue
West Malling
ME19 4AJ**



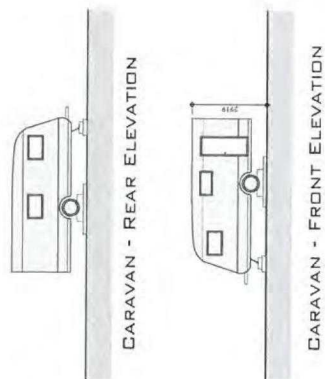
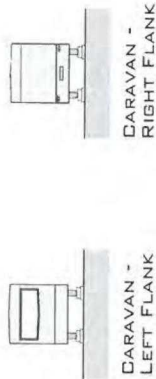
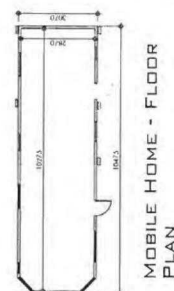
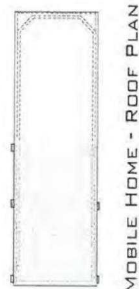
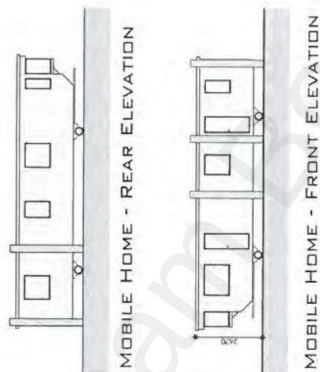
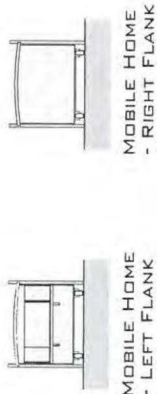
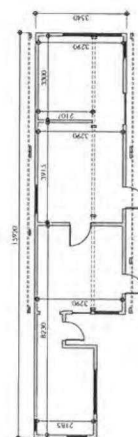
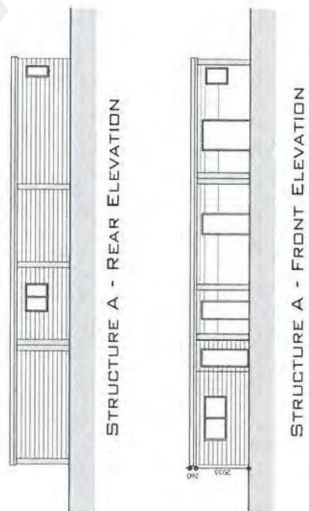
APPENDIX 6

Floor Plans & Elevations

This is the
Exhibit 6
referred to in the
annexed
Statement Declaration
of Bryan Jacks
attached dated
23/11/21

D W Ayl

Knights plc
42 Kings Hill Avenue
West Malling
ME19 4AJ



CARAVAN - ROOF PLAN

CARAVAN - FLOOR PLAN

EXISTING FLOOR PLANS & ELEVATIONS

GREENACRES
LOCKYERS HILL
GREAT BUCKLAND
LUDDERSDOWN
GRAVESEND
KENT DA13 0XF

MR JACKS



COUNTRY HOUSE
HOMES

SCALE 1:100



APPENDIX 7

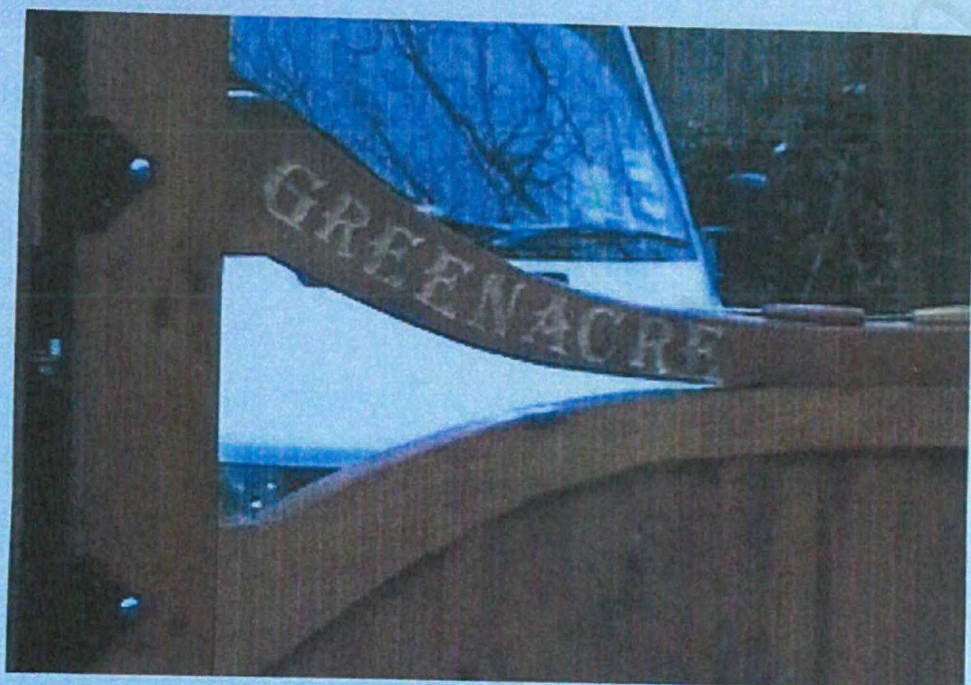
Gate Photographs

This is Exhibit 7
referred to in the
Statutory Declaration
of Bryan Jacks
annexed dated
23/11/21



DWAF

Knights plc
42 Kings Hill Avenue
West Malling
ME19 4AJ



APPENDIX 8

Container Delivery Notes.

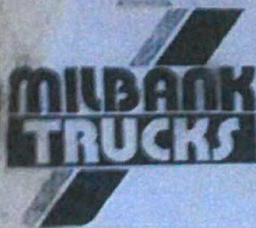
This is Exhibit 8
referred to in the
attached statement
Declaration of
Bryan Sachs
attached hereto
dated 23/11/21



N.W. Aul

Knights plc
42 Kings Hill Avenue
West Malling
ME19 4AJ

08 Nov 04 11:21



MILBANK TRUCKS LTD
BRANDON CENTRAL DEPOT
MUNDFORD ROAD
WEEHING
NORFOLK IP27 0PL
UNITED KINGDOM

Telephone
01842 819552
Fax
01842 813815



Professional Crane Lorry Transport Services

Specialist in Machine Removal, UK & International Haulage Tuesday, 9 November, 2004
Website: www.milbank.co.uk/trucks e-mail: Trucks.Suffolk@milbank.co.uk

PRO-FORMA INVOICE

Client No: 7110

Client:

Telephone:

Fax: 0208 4051491

Contact: BRYAN JACK

Our Works Ref. No: BS1846

Cust.Ord No:		Vehicle: HIAB LORRY	
Collection Date:	Collection Time:	Delivery Date:	Delivery Times:
10-November-2004	8:00:00 am	10-November-2004	
Collect From:		Deliver To:	
AVTARADE AVIATION TRADING ESTATE B2117 SIGING HILLS NR ALBOURNE WEST SUSSEX		GREENACRES LOCK VERS HILL GREAT BUCKLAND NR MEOPHAM KENT DA13 0XF	
Reference			
HIRE OF HIAB C/W DBT TO COLLECT / DELIVER:-			
2 No. 20' X 8' CONTAINER - DE-STACK		Weight 2.50 Tonnes	
xx COLLECT CHEQUE FOR £411-25p. FROM BRYAN JACK xx			

SUB TOTAL :	
VAT:	
TOTAL AMOUNT DUE:	

PLEASE BE AWARE IF YOU ARE PAYING BY CREDIT CARD THERE WILL BE AN EXTRA 2% CHARGE
THIS IS NOT A V.A.T. INVOICE

ALL GOODS CARRIED UNDER RHA CONDITIONS OF CARRIAGE 1998

SETTING THE STANDARDS FOR OTHERS TO FOLLOW
Member of Milbank Trucks (Holdings) Limited

Directors: D. C. Watson (Managing) J.O.B. Milbank M.J.C. Milbank B.Sc. Secretary: H.M. Grayson MA FCGA
Registered in London No. 2021661 V.A.T. Reg. GB 434 8946 17

APPENDIX 9

2005/2006 Theft Notes.

This is Appendix 9
referred to in the
Statement Declaration
of Bryan Jacks
attached hereto
dated 23/4/2021



D. W. AJP

**Knights plc
42 Kings Hill Avenue
West Malling
ME19 4AJ**

Christopher P. Eades
ECE Division

Brian R. Tack

10th July 2006

Dear Mr. Eades,

Further to the above please find the information as requested for;

- 1) Incident report detailing circumstances of loss.
- 2) Police crime reference number
- 3) Schedule of all equipment stolen, supported with original receipts or replacement estimates where possible.

Incident report detailing circumstances of loss.

I arrived at 'Greenacres' Lockyers Hill, Great Buckland, Luddesdown, near Meopham, Kent. At approximately 10.30am and found the disturbance. Not wanting to disturb the site before contacting the police I carefully pulled the gate closed as best as I could and went to a neighbour. They gave me the local police telephone number which I called, and was advised that I could secure the site.

My investigation of the site went as follows;

- The metal entrance gate (DP 6) had been rammed damaging the gate and splitting the (hinge side) post but still held so they used oxy-acetylene on the heavy duty padlock (SP 12) and chain (SP11) which was missing from the site. (marks on the wooden post to substantiate this are still evident.) The gate was left hanging ajar.
- The White Panel Van M935 TUM was used as storage and added security for the containers. This vehicle was stolen and subsequently found at Meopham. This van was situated next to one of the containers making it impossible to get at the container doors with out moving the van.
- The van had been hot wired and moved, with its contents (diesel tank – damaged) (DP 3) removed and discarded. On recovery the van was discovered to have all the doors damaged from the removal of the locks and the ignition, transmission and battery post were also damaged.
- I then proceeded to open up the containers and investigate what was taken or damaged. The padlocks (SP 12) had been protected by heavy duty metal shrouds and one container had its shroud mutilated by Oxy-acetylene cutters to gain access to the padlock. The other container had the shroud by passed by cutting under it and severing the clasp to gain access. The doors were left slightly ajar.
- I delivered the mower and a utility vehicle to a neighbour for safe keeping and the generator was taken back to Croydon. All these items were damaged.
- We bought another padlock (SP 12) for the entrance gate and tidied up. The containers had nothing of value left in them so we left them until the next day to repair the shrouds (DP 9).
- The storeroom door was vandalized damaging the glass, door stile and handle (DP 7) however the lock held. I boarded up the door and later made repairs.

Bryan R Jack

Continued

- The garden shed (DP 8) was kicked in and was beyond repair, so this needs replacing.
- The Police inspected the site and the forensic department sent an officer a few days later, no prints were able to be lifted.

Schedule of all equipment Stolen & Damaged (attached).

See files

Regarding the Incident report above, the following references apply to receipts and schedule of all equipment Stolen and Damaged i.e.

DP3 = Fuel bowser which was damaged or SP 12 Padlocks which were stolen.

DP = Damaged Property

SP = Stolen Property

Thank you for your attention to this matter and should you need to discuss any points please contact

Yours truly,

Bryan R. Jack.

Enclosures.

GREENACRES

Incident 21.9.05 @ 5am - notified us by neighbour

- [REDACTED]
- 1) Vehicle damaged Transit + Hyab L784 ORR white
part of Hyab cut off.
Bumper + other parts of vehicle damaged.
- 2) Padlock removed - gone. (Gate)

GREENACRE - 3.11.05.

06-0514

6.11.05

Joy took message

[REDACTED] 4.11.05. Police [REDACTED]
Gate, Sentinel Posts. Padlock.
more Damage to Transit - wing mirror
opened Container.

CRIME NO.

- 1x Wacker plate. 250
2x Trench rammer. 250.
1x WinTech 500?
1x Arger (hydraulic Breaker attachments from Digger) 1300
1900
1x Hot jet air heater 90
Padlocks
chain

[REDACTED]

Telescopic Fork lift
JCB 520 Loadall
Reg. EVT 337Y
Owen Brothers LTD
Tel [REDACTED]

16.4. 2 messages on home No. 5.11.04 A/K 2920
17.4. Contacted Hym. Adam contacted us PTO
Crime Report Ref 53873-1010

APPENDIX 10

Application Form

This is appendix 10
referred to in the
statutory declaration
of Bryan Jacks
attached hereto
dated 23/11/2021



D W AJP

Knights plc
42 Kings Hill Avenue
West Malling
ME19 4AJ



Planning Application Form 1

Please Read Accompanying Guidance
Notes First and Complete in Block Letters

FOR OFFICE USE ONLY

APPLICATION No. 3 / 1048

DATE REGISTERED receipt no 74724

1a Name and address of applicant

Mrs. P. R. UNDERWOOD

Tel No.

1b Name and address of agent (if any)

N/A

Contact Name

Tel No.

2. Address of the application site GREENACRES LOCKYERS HILL, GREAT BUCKLAND, LUDDESDOWN, NR. THEOPHAM KENT D.A.13

3. Description of proposed development NEW BUILD CHALET BUNGALOW

4. Type of application PLEASE TICK BOX

- a ☒ An application for new building works
- b ☐ A full application for change of use only which does not involve any building works at present
- c ☐ A full application for change of use and new building works
- d ☐ An outline application for new building works (Answer question 5)
- e ☐ An application for removal of reserved matters of a previous outline permission (Answer question 6)
- f ☐ An application for removal/variation of condition(s) of a previous planning permission
- g ☐ An application for renewal of a temporary permission

Ref. No.....

Ref. No.....

Ref. No.....

Would you be prepared to accept a temporary permission? Yes ☐ No ☐

5. Outline application

IF YOU TICKED D IN QUESTION 4, PLEASE TICK ONE OR MORE BOXES

The following matters are reserved for future consideration:

External appearance ☐ Means of access ☐ Siting ☐ Landscaping ☐ Design ☐

6. Reserved Matters

If you ticked E in question 4, please state which reserved matters are dealt with in this application

7. Access and public rights of way

Would the proposal involve the construction of a new vehicular access? Yes ☐ No ☒

Or alteration of an existing vehicular access? Yes ☐ No ☒

And/or the creation or alteration of a pedestrian access?

Yes ☐

No ☒

Are there any public rights of way within or adjoining the site?

Yes ☐

No ☒

(If Yes, please colour the right of way brown on the submitted plans)

8. **Trees**

Does the proposal involve the felling of any trees?

Yes ☐

No ☒

If Yes, please give details on submitted plans

9. **Drainage**

How would the foul sewage be dealt with? SEPTIC TANK "BIOTANK SEWAGE TREATMENT"

How would the surface water be disposed of? DOMESTIC RAINWATER HARVESTING SYSTEM

10. **Spoil**

How much spoil/demolition rubble (if any) would result from the proposal?

None ☒ m³

Where would the spoil/demolition rubble be disposed of? REUSED

11. **Existing Uses**

Please state existing use(s) or, if vacant, the last use(s) of the site? PART VACANT BUILDING
AND PART ~~AND~~ STABLING

If residential, state existing number of dwellings

12. **Site Area**

What is the site area? 1.8 Hectares

Please show the site (including the proposed access to it and site lines) on the submitted plans edged in red

13. **Other Land**

Do you own or control any adjoining land?

Yes ☒

No ☐

If Yes, please show this on the submitted plans edged in blue

14. **Declaration - To be completed by all applicants**

I submit a site plan and the following plan(s) ORDNANCE SURVEY

and enclose a fee of £ [REDACTED] By Cheque/PO No [REDACTED] /Cash

Signed [REDACTED] Date 28.11.05

15. **Owners Certificate and Agricultural Holdings Certificate**

If you are the only owner of all the land complete Certificate A, otherwise complete Certificate B, C or D in part 2 (see guidance notes)

CERTIFICATE A

Under Article 7 of the Town and Country Planning (General Development Procedure) Order 1995, I certify:

- a) On the day 21 days before the date of the accompanying application, nobody (except the applicant) was the owner of any part of the land to which the application relates.
- b) None of the land to which the application relates is or is part of an agricultural holding.

Signed [REDACTED] Date 28.11.05

On behalf of

16. **Additional Information**

a) Does the proposal include Industry, Offices, warehousing, storage, shops?

Yes ☐

No ☒

b) Is the proposal for an agricultural dwelling?

Yes ☐

No ☒

c) Is the proposal for extracting minerals?

Yes ☐

No ☒

If Yes, please complete the additional form(s) 2, 1b or 1c as appropriate.

APPENDIX 11

Application Refusal

This is the
Appendix 11
referred to in the
Statutory Declaration
of Bryan Jones
dated 23/11/21
annexed
hereto



DW AJP

TOWN AND COUNTRY PLANNING ACTS

TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Notification of Refusal of permission to Develop Land

To Mrs P R Underwood



TAKE NOTICE that The GRAVESHAM BOROUGH COUNCIL, the district planning authority under the Town and Country Planning Acts, HAS REFUSED TO PERMIT development of land situate at

Greenacres
Lockyers Hill
Great Buckland
Luddesdown
Kent

and being Erection of a single storey detached replacement dwelling with rooms in the roof space and installation of a rainwater harvesting system and biotank domestic sewage system

referred to in your application for permission for development dated 01 December 2005

and that the grounds for such refusal are -

- 1 The proposal is contrary to policy MGB3 of the adopted Kent Structure Plan and policies GB1 and GB2 of the adopted Gravesham Local Plan which identify the site as falling within the Metropolitan Green Belt. Within the Green Belt there is a strong presumption against permitting new development outside of the present defined extent of urban areas and the present extent of any village, unless it conforms with the open recreation functions of green belt or is directly related to agriculture or forestry uses appropriate to a rural area. The proposed creation of a new dwelling within the Green Belt is considered inappropriate development, undermining the openness and character of the Green Belt and therefore stands contrary to established development plan policy.
- 2 The proposal is contrary to policy ENV3 of the adopted Kent Structure Plan and policy C3 of the adopted Gravesham Local Plan. These policies give priority to the conservation and enhancement of the natural beauty, while resisting proposals that fail to make a positive contribution to the surrounding environment. The proposed development, by virtue of its residential presence and activity, would be harmful to the surrounding environment.
- 3 The proposal is contrary to the provisions of policy RS1 of the adopted Kent Structure Plan. This policy aims to ensure that all development in the open countryside has regard to the policies relating to the natural environment within the adopted development plans, while additionally ensuring that proposals enhance the character and amenity of the countryside. The proposal would constitute the replacement of an agricultural building with a residential dwelling,

Dated this 26 January 2006

Address Cygnet House
132 Windmill Street
Gravesend
Kent
DA12 1BQ

Signed

Planning Services Manager

A handwritten signature in black ink, appearing to read 'K. Bell', is written over the 'Signed' line.

Notification to applicant

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 for the Environment under Section 78 of the Town and Country Act 1990
- * If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the **Planning Inspectorate, Room 3/15 (Eagle Wing), Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6NP Telephone: 0117 372 8846 Fax: 0117 372 8181**
- * The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order
- * In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him

Purchase Notices

- * If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor can he/she render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted
- * In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part V1 of the Town and Country Planning Act 1990

Compensation

- * In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him
- * These circumstances are set out in sections 114 and related provisions of the Town and Country Planning Act 1990

likely to result in the introduction of additional residential paraphernalia within the curtilage. The proposed development would therefore increase the level of sporadic development unrelated to any existing community and would materially increase the built up appearance of this part of Lockyers Hill which would be detrimental to the character of the rural surroundings.

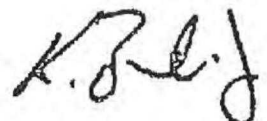
Gravesham Borough Council

Dated this 26 January 2006

Address Cygnet House
132 Windmill Street
Gravesend
Kent
DA12 1BQ

Signed

Planning Services Manager



Your attention is drawn to the note overleaf

APPENDIX 12

Neighbour Support Comments

This is Exhibit
12 referred to in
the statement
Declaring
Bryan Jacobs
dated 23/11/21
annexed hereto



DWAU

Knights plc
42 Kings Hill Avenue
West Malling
ME19 4AJ



22 June 2006

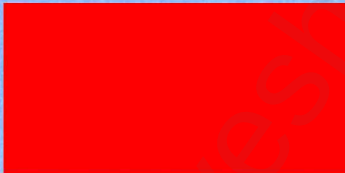
To Gravesham Borough Council

RE: Erection of new residential dwelling on Greeancre: Case no ER 20051048

We hereby confirm that we have no objection against the erection of a residential dwelling on the above property. The existing derelict buildings on the property are a sight for sore eyes and no contribution to our area of outstanding natural beauty. The uninhabited buildings also attract unwanted travelers which is a well known problem in our area.

We would therefore welcome a residential building of good design to improve the esthetical beauty of the land and increase the safety of our area.

Yours sincerely



Mr. JH & Dr L Rossouw

162

TO WHOM IT MAY CONCERN 21.06.06
REF. GR 20051048. - TRICIA UNDERWOOD

Dear Sirs,

The above named is appealing against a decision to allow building on the land known as "Greenacre" - Gr. Rickland. Whilst we are fully appreciative that this is Greenbelt, + AONB, we would make the following observations.

The plot, situated between 2 other properties, was not of interest to those other owners when it came up for sale. In part, because it is relatively small. We say relative,

LUXON FARM

LUDDESDOWN - MEOPHAM - KENT. TEL. FAIRSEAT 617

in the sense that it is too small for any sort of farming activity. Therefore, we have concluded that a sympathically designed dwelling would enhance this area. Also, sadly, this location has it more than fair share of break-ins some potentially violent, + another house-hold, apart to these problems could only be in good addition.

We have given this matter considerable thought, and for the reasons stated, would support this appeal.

Yours faithfully,

LUXON FARM

LUDDESDOWN - MEOPHAM - KENT. TEL. FAIRSEAT 617

Tel: [REDACTED]

No 5

21.6.06.

REF GL20051048.

Dear Sir

We have had the opportunity to inspect the plans submitted by Ms Patricia Underwood in respect of 'Greenacre' which borders the above address and would therefore be our nearest neighbour.

We are very happy to see a house built there.

We also feel the proposal would help reduce fly tipping in the area and eliminate the possibility of unwanted squatters on the site.

APPENDIX 13

Appeal Decision

This is exhibit 13
referred to in the
statutory Declaration
of Bryan Jackson
annexed hereto and
dated 23/11/21



D. M. A. P.

*Knights plc
42 Kings Hill Avenue
West Malling
ME19 4AJ*



Appeal Decision

Site visit made on 18 October 2006

by **L Rodgers** BEng CEng MICE MBA

an Inspector appointed by the Secretary of State for
Communities and Local Government

The Planning Inspectorate
4/11 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date: 14 November 2006

Appeal Ref: APP/K2230/A/06/2020177

'Greenacres', Lockyers Hill, Great Buckland, Luddersdown, Nr Meopham, Kent, DA13 0XF

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mrs P.R. Underwood against the decision of Gravesham Borough Council.
- The application Ref GR/20051048, dated 28 November 2005, was refused by notice dated 26 January 2006.
- The development proposed is a new build chalet bungalow.

Decision

1. I dismiss the appeal.

Procedural matter

2. Although shown on the application as 'Luddersdown', as confirmed in subsequent correspondence, the correct address is 'Luddesdown'.

Main Issue

3. Whether the proposal would constitute inappropriate development harmful to the Green Belt, and if so, whether there are other considerations sufficient to clearly outweigh the harm.

Reasons

4. The appeal site comprises an area of mostly open field some 1.8 hectares in size and located close to the junction of Lockyers Hill and Luxon Road. The site contains several small structures clustered close to the entrance which are generally in a poor state of repair and appear to have been used for storage or shelter. There are other residential properties in the locality of the site but the site is largely surrounded by trees and there are no clear views of the other dwellings. The appeal site lies within the Metropolitan Green Belt, an Area of Outstanding Natural Beauty (AONB) and a Special Landscape Area (SLA).
5. *Planning Policy Guidance: Green Belts* (PPG2) states that the construction of new buildings inside a Green Belt is inappropriate unless it is for certain specific purposes, one of which is the limited extension, alteration or replacement of existing dwellings, provided that the new dwelling is not materially larger than the dwelling it replaces. Inappropriate development is, by definition, harmful to the Green Belt. PPG2 goes on to say that

development plans should make clear the approach local planning authorities will take. For the Green Belt in Gravesham, Policy GB1 of the Gravesham Local Plan 1994 says that the Green Belt policies as set out in the Approved Kent Structure Plan will be applied. From the information before me, the Kent Structure Plan has been replaced by the Kent & Medway Structure Plan, adopted during 2006. Policy SS2 of this latter plan states that new building within the Green Belt should accord with the provisions of PPG2.

6. My attention has also been drawn to Policy RA5 of the Gravesham Local Plan Second Review Deposit Version which states that the replacement of existing dwellings in the Green Belt will only be permitted subject to satisfying certain criteria, including that the 'existing dwelling must be an "original dwelling" in permanent use as a dwelling'. Whilst work on this plan was suspended at an early stage and it can be given little weight, it nevertheless indicates the direction of the Council's thinking.
7. The proposed development consists of a large chalet bungalow. Although one of the existing structures is also described as a bungalow, it has a stable like appearance and, as I saw on site, there is little evidence to suggest it has been recently occupied. I note from the Council's submission that an enforcement notice was issued some considerable time ago by the then Strood Rural District Council, following the construction of an unauthorised bungalow on the site. However, the notice was never pursued as the owners at the time converted the bungalow into agricultural use. I therefore conclude that the existing structure has no authorised residential use.
8. Although the appellant suggests that the application was made in order to expand an existing agricultural enterprise, in my view, the proposed building would be a residential dwelling, not a building for the purpose of agriculture. The proposed bungalow would not replace an existing dwelling and would be considerably larger than any structure currently on site. Against this background, I conclude that the proposed building constitutes inappropriate development in the Green Belt. I am in no doubt that the proposed development would also be detrimental to the openness of the Green Belt as a result of both its large size and the likely domestic usage of land associated with the building.
9. Although considerable thought has been put into the design of the proposed building, it would nevertheless represent an intrusion of the built environment into an Area of Outstanding Natural Beauty and a Special Landscape Area and its large size would be significantly more obtrusive than the existing single storey, rural buildings. No conclusive evidence has been presented to show that the proposed development is essential to meet local social or economic needs and I find the proposal would be contrary to Policies C4 of the Gravesham Local Plan 1994 and EN4 and EN5 of the Kent & Medway Structure Plan 2006 which seek to give long term protection to the landscape unless outweighed by essential local needs.
10. I have carefully considered the matters drawn to my attention by the appellant in order to assess whether there are any factors which would clearly outweigh the harm I have identified. The most significant matter is the proposal to consolidate the existing range of buildings which, as described by the appellant, represent a 'sprawling eyesore'. However, whilst agreeing that the removal of these structures would improve both the look and openness of the site, these are small, single storey structures and the proposed building would, in my view, be far more obtrusive and harmful to the openness of the Green Belt and the appearance of the landscape.

11. The appellant's intention is that the proposed bungalow would be both eco-friendly and, by the use of local materials, sympathetic to Kentish design. It is also suggested that the development would support the emergency services in their work and would support the maintenance of the surrounding flora and woodland. I have also noted the letters of support and the appellant's contention that the general security of the area would be improved. However, the proposed development would be secluded and I find that there would be little improvement to the security of the general locality, although I acknowledge that the security of the site itself could be improved by a regular presence.
12. Whilst I accept that a viable small holding may not be possible on the site and that there would be security concerns over unattended stabling, the site could be used in conjunction with the surrounding land and the arguments could be repeated too often to the overall detriment of the Green Belt. I have also noted the appellant's personal circumstances concerning her mother but, whether taken together or separately, I do not consider that the matters above clearly outweigh the harm I have identified and as such do not amount to very special circumstances.

Conclusions

13. Overall, I consider that the harm caused by reason of inappropriateness and that caused to the openness of the Green Belt, together with the harm to the AONB and SLA would not be clearly outweighed by any matters which would amount to very special circumstances. I therefore find that the proposal would not be acceptable having regard to the strict control over development in the Green Belt contained in both national and local policies, and the effect on the AONB and SLA. I have noted the appellant's views on the currency and continued relevance of the local and national plans and policies, but, having taken into account other material considerations, I must make my decision on the basis of the current development plan. Having had regard to all other matters I find nothing to change my decision to dismiss the appeal.

Lloyd Rodgers

Inspector

APPENDIX 14

FOI Response

This is Exhibit 14
referred to in the
Stambyn Redranner

J. Bryan Jacks
annexed hereto
dated 23/4/21



D. W. A. P.

**Knights plc
42 Kings Hill Avenue
West Malling
ME19 4AJ**



Enquiry Number: GFOI016472

Request:

Dear Freedom of Information,

Greenacre, Lockyers Hill, Luddesdown, Kent, DA13 0XF

Many thanks for the FOI Response on this matter and for your guidance to the location of the 2005 Planning Application under Ref 20051048.

Finding this application via your on-line portal thanks to your guidance I now note that the site was subject to an application in 1952 and to an appeal in 2006, does the Council not have any information or documents relating to these matters?

Whilst these details relating to 20051048 are of interest and will assist our work for the landowner/client I am left wondering if there is more information that has not been released.

Do the Council not have any aerial images of the site, any planning enforcement files, any council tax files or any other communication with either the existing or former landowners?

If you could check these matters for me it would be much appreciated and would assist in building a full picture of the sites history and Council's knowledge of such history.

I look forward to hearing from you.

Best Wishes

Guy Osborne
Land Director

Response:

I now note that the site was subject to an application in 1952 and to an appeal in 2006, does the Council not have any information or documents relating to these matters?

I can confirm that this Council holds this information; however, the information is exempt under Section 21 of the Freedom of Information Act (FOIA), because the information is accessible to you, as it is already in the public domain. Please see the detailed instructions below.

Using our PublicAccess website www.gravesham.gov.uk/planning-search you can search for the above property by entering the following search "**Greenacre Lockyers**", this will return one application (20051048), select the **Related Cases** Tab and select the property that relates to the above "**Land known as Greenacres Lockyers Hill Luddesdown Kent**". Select Property History to view the details you require.

Any related Applications and Appeals (follow the links) are also available online and under the 'Documents' tab you will see the documents.

If you wish to receive further information in regards to this request or wish to submit a Freedom of Information Request please forward your request to foi@gravesham.gov.uk or FOI Officer, Gravesham Borough Council, Windmill Street, Gravesend, Kent, DA12 1AU.

Freedom of Information Act 2000 & Environmental Information Regs. 2004



Please Note - You should not rely upon the above in connection with a property transaction. Anyone that wishes to obtain planning information for this purpose is advised to carry out a local land charges search through the Council's Local Land Charges Section or the National Land Information Service using one of the official licensed channels. The company supplying this system are NLIS Searchflow, telephone 0870 990 9946 or via the NLIS website.

This provides no assurances about the legal and environmental factors which might affect the legal ownership, use or value of a property and rather we are just providing the data held.

Do the Council not have any aerial images of the site, any planning enforcement files, any council tax files or any other communication with either the existing or former landowners?

I can confirm that this Council holds aerial photos, however these are commercially available (at a cost). We are unable supply these as the rights do not belong to the council. You could always view the Google Earth application which may provide you with the information you require.

Enforcement Communication

- Case was opened on 02 November 2020 and recorded on reference 20/00200/EN - Unauthorised clearance and residential use of land - caravans.
- Initial enquiry 02 November (via Parish Council): : This address has had building materials on for a number of years and has now been completely cleared. A resident from Luddesdown walked past the site on 28th October and noted that there are 3 cars, 2 caravans and a camper van. Most of the field has been cleared of vegetation. 2nd November there is a digger working on the field. Several residents have now noted this site is starting to be cleared
- 17 November 2020 email from local resident with photos: The photos show what is visible from the road, however, it is difficult to get good photos of where the land has been cleared as there are still trees on the perimeter of the property and the photos are being taken on an old phone - you may be able to see if you zoom in
- 17 November 2020 email from another local resident: I would like to draw your attention to a site in Leywood Rd, at the very top of Lockyers Hill at the junction with Luxon Rd, this site over the past 3 months has become very noticeable to all the adjacent neighbours. Many years ago It used to be a small stable yard but once it was sold, it became a dumping ground for builders rubble etc. The Enforcement team did get involved at this point but I don't think much action occurred, as I believe the owners refused to respond. I presume it has new owners now, as it has now had some of the rubble cleared by large machinery and a static mobile home is on-site along with two smaller mobile Caravan's, this site is now being occupied full time and a generator is on-site, which runs mainly in the evenings
- 04 December 2020 email from another local resident: I just wanted to see if you are aware of the situation at Greenacres at the top of Lockyers Hill. It appears to me to be some sort of work for development and I am not aware of any permission
- Delay in conducting a site visit because of lockdown
- 12 April 2021 contact letter to registered owner (Patricia Underwood)

If you wish to receive further information in regards to this request or wish to submit a Freedom of Information Request please forward your request to foi@gravesham.gov.uk or FOI Officer, Gravesham Borough Council, Windmill Street, Gravesend, Kent, DA12 1AU.

Freedom of Information Act 2000 & Environmental Information Regs. 2004



- 23 April 2021 site visit with hand delivered contact letter – photos taken from highway (Lockyers Hill)
- 23 April 2021: Telephone message with contact details for Patricia Underwood
- 05 May 2021 contact letter to Patricia Underwood with Planning Authority position: Greenacre is a vacant plot without any relevant planning history and located within the greenbelt. The unauthorised residential occupation is inappropriate, forms a serious breach of planning control, and should cease as soon as practicable within a reasonable and definitive timeframe.
- 12 May 2021 email from Patricia Underwood: . I am the land owner of Greenacres and am emailing to confirm receipt of your letter enquiring of our presence on my land. We currently are isolating from this Covid-19 pandemic. It should be noted that Greenacres has been targeted by fly tippers, vandals and thieves. As a result, we are in the midst of a clean-up and repair of the land and buildings. The caravans you noted are there for these purposes. Being mobile they are easily removed. We have also decided to take this time to investigate planning consent by getting in touch with a professional planning consultant which we have a meeting with on the 18th. We or they likely will be in touch with you to take this enquiry further. Please bear with us. Thank you Tricia Underwood
- 18 May 2021 email to Patricia Underwood: Thank you for your update regarding the above land and I will await a response from your planning agent. The planning Authorities position is that Greenacre is a vacant plot within the greenbelt and has no established development rights. As such the unauthorised occupation of the land by the caravans should cease immediately. The last application for Greenacre was in 1952 for the stationing of a caravan for use in connection with a smallholding, this application was refused. Greenacre has been unused for many years and has no established use.
- 01 June 2021 contact email from Guy Osbourne confirming appointment to deal with planning matter on behalf of owners.
- 01 June 2021 telephone call with Guy Osbourne
- 02 June 2021 email to Guy Osbourne providing a brief summary of telephone call previous day: Thank you for your telephone call and subsequent email regarding the above premises located in Lockyers Hill in Luddesdown. As stated the planning Authorities position is that Greenacre is a vacant plot within the greenbelt and has no established development rights. I note your instruction to submit LDC applications for the land I would appreciate if you could keep me updated on the progress of these. During our call yesterday you mentioned you have advised your client to remove the static caravan from the land, could I also be updated on the progress of this?
- 14 June 2021 further enquiry from another local resident: There is significant development occurring at this site. Since April of last year one static and one touring caravan have been moved on to the site to form living accommodation. A couple have taken residence on a permanent basis since this time.
They have created hard standing, Decking areas
Built a "stockade" to secure the caravans.
Felled a number of trees
Cleared areas of ancient woodland with a digger, removing perennial bulbs and flowering plants. Cut and removed trees, burning timber, Activity with the machine has been daily for several weeks.
Modified sheds on site to create a larger footprint
Appear to have created a potential second road access.
Wildlife has changed since they began.

If you wish to receive further information in regards to this request or wish to submit a Freedom of Information Request please forward your request to foi@gravesham.gov.uk or FOI Officer, Gravesham Borough Council, Windmill Street, Gravesend, Kent, DA12 1AU.

Freedom of Information Act 2000 & Environmental Information Regs. 2004

We had a thriving bat community, this has now disappeared.
The character of the site has completely changed forever

To date there is no further correspondence on the file other than the Enforcement Officer chasing the agent for submission of application

Council Tax

Council Tax information is exempt under section 40 (personal information) of the Freedom of Information Act (FOIA), as the information constitutes third party data.

Section 40(2) provides that personal data about third parties is exempt information if one of the conditions set out in section 40(3) is satisfied. Under the FOI Act disclosure of this information would breach the fair processing principle contained in section 2(1)(a) of the Data Protection Act 2018.

The council is of the opinion that there is not any expectation by the third party(s) that their data would be put into the public domain, and therefore, provision of this data would be unfair and a breach of the third party(s) rights.

I trust this information is to your satisfaction, however, if you are dissatisfied with the handling of your request, you have the right to ask for an internal review. Internal review requests should be submitted within two months of the date of receipt of the response to your original letter and should be addressed to: Information Governance Manager, Civic Centre, Windmill Street, Gravesend, Kent, DA12 1AU., or email freedom@gravesham.gov.uk.

If you are not content with the outcome of the internal review, you have the right to apply directly to the Information Commissioner for a decision. The Information Commissioner can be contacted at: Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, Cheshire, SK9 5AF.

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