



OUR REF: 3784.SC

PLANNING STATEMENT

NURSTEAD HILL FARM, NURSTEAD LANE, MEOPHAM, DA3 7AN

JANUARY 2023

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1.0 INTRODUCTION

- 1.1** This statement is prepared in support of an application to change the use from agricultural land to provide a touring caravan site for 10 pitches at Nurstead Hill Farm. This land has been used as a Caravan Club site for the majority of the past 20 years for touring caravans up to a maximum of 5 pitches under Permitted Development rights contained within Part 5 of Schedule 2 of the Town and Country Planning General Permitted Development Order 2015 (As Amended). This permits use of land for this purpose by exempted organisations and the Caravan Club is one of these organisations. The applicant has recently applied for/intends to apply to the Caravan Club for re-instatement as a Licenced Site.
- 1.2** A planning permission was issued on 18.10.2019 under reference 20190239 for the use of this land for a touring site for 7 pitches. It was subject to 12 conditions and it was felt that some of these were unduly onerous and replicated other controls exercised by the Council under the Caravan Sites Acts and the issuing of a Caravan Site Licence.
- 1.3** A planning permission was subsequently issued on 13 March 2020 under reference 20200052 for the use of this land for a touring site for 10 pitches. This too was subject to a number of conditions that were considered to replicate other controls exercised by the Council under the Caravan Sites Acts and the issuing of a Caravan Site Licence.
- 1.4** Application 20201139 was subsequently submitted in November 2020 and sought the removal of conditions 3, 4, 6 and 10 attached to planning permission reference number 20200052. However, following concerns expressed by the Council and an indication that the application would not be supported, the application was subsequently withdrawn on 22 November 2021.

2.0 SITE CONTEXT

- 2.1** The application site extending to some 0.45 ha is located adjacent to the northern boundary of the farmland adjacent to Nurstead Lane. The land is laid to grass and along the boundary with the lane there is a belt of trees providing screening of the site from the road. There is a vehicular access at the western end of the frontage and this is shared with the main farmyard which contains a mix of storage uses and residential caravans. Along the south side of the site there is a hard surfaced track that continues to the south of the site to serve the paintball site further to the south. Adjacent to the western end of the southern boundary there is a Sand School.
- 2.2** A small area is used to provide grazing for horses immediately to the south of the application site.
- 2.3** To the east of the site there is a detached dwelling known as Elm Shaw set within extensive grounds and there are mature trees on the boundaries of this plot.
- 2.4** The site is located approximately 650m from the junction of Nurstead Lane and the B260, within the settlement of Longfield Hill where there is a public house/restaurant and a motor vehicle repair workshop. The site is within 1.6 km of Meopham where
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there are a range of local shops, public houses a railway station and bus stops and approximately 3.5km from Longfield which also has a range of shops, community facilities and a railway station.

- 2.5 Vehicular access to the site is by Nurstead Lane for a distance of some 650 m where it links on to the B260 which provides access to the primary road network. It is therefore an accessible location for use by touring caravans and motorhomes.

3.0 PLANNING HISTORY

- 3.1 Planning permission was granted under reference 20200052 as described above.
- 3.2 There is planning history relating to the use of the nearby land for paintball war games, for which planning permission was granted on 23.10.1996 under reference GR/95/421W. Planning permission was also granted for the construction of a Sand School also adjacent to the south side of the site on 18.12.2012 under reference GR20120896.
- 3.3 As described above, the application site has been used for much of the past 20 years as a Touring Caravan Site under Permitted Development rights in conjunction with an exempted organisation. This has proved successful and the applicant wishes to enhance and enlarge the facilities available. This will take it outside the scope of Permitted Development.

4.0 PROPOSALS

- 4.1 The proposal is for the use of land for touring caravans/motorhomes. A plan is provided showing the arrangement of pitches on the site and consists of 10 pitches for touring caravans and a separate parking area to enable separation of the parking from each pitch.
- 4.2 Details of the pitch and parking surfacing are provided. It is intended to use ground reinforcement rather than a concrete or other form of supporting base. The likely material to be used is 'Groundtrax CellPave AP' (or similar). This comprises a no-dig ground-anchored paving tile that is rolled into the ground without the need for a sub-base. It is fully permeable and enables the grass to grow back through it whilst maintaining its support. If or when no longer required, the matting is simply lifted. (Details are attached at **Appendix One**).
- 4.3 An enclosed refuse storage area is also shown located within the site, close to the access track.
- 4.4 The engineering works required to facilitate the use are normally authorised by the Caravan Site Licence in accordance with Class B of Part 5 of Schedule 2 of the Town & Country Planning General Permitted Development Order 2015.
- 4.4 They have been shown on the plans accompanying this application simply in an attempt to ensure that the cross-cutting conditions previously imposed on the permission granted under application 20200052 are not replicated.
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4.5 The pitches are shown laid out in accordance with the requirements of the caravan site licensing requirements, (Model Standards are attached at **Appendix Two**) although they are slightly more generously spaced than the minimum. Between each pitch there will be a short length of hedge to provide some privacy between the individual pitches. The applicant wishes to maintain the hedges to not only provide privacy but also having regard to the location of the site in the countryside. The hedgerows have recently been trimmed back and reduced in width, but still provide appropriate natural privacy screening.

4.6 Each pitch will have access to an electric hook up point, a water point etc, a separate disposal point for chemical toilets is also provided set within a tree screen to the south of the site at a sufficient distance to maintain amenity.

5.0 ACCESS

5.1 As described above, vehicular access to the site is along a short length of Nurstead Lane from the B260 where it connects to the main road network. This is a good standard of access for a rural camping site of this type. Vision Splays of 43m x 2.4m x 43m that were previously required under application 20200052 have been provided by the applicant at the site access with Nurstead Lane. These are as shown on drawing no 3784.02 Existing Block Plan

5.2 In terms of accessibility, it is apparent that when the touring caravans or motorhomes arrive at the site they will need to be brought by motorised transport. However, there are local facilities including the pub/restaurant at Longfield Hill which will provide opportunities within walking distance. It is also apparent that Meopham is 1.6 km from the site and this is within walking distance for recreational purposes or a short cycle ride to gain access to facilities and the station. It is therefore the case that it would not be necessary for people staying at the site to be completely dependent upon use of a private motor vehicle for all of their journeys.

5.3 In more general terms, the site is considered to provide an ideal location for people visiting the area because it is close to the centre of Gravesend and the various cultural and recreational facilities available in the town. The site is also accessible to the more rural cultural and tourist facilities including the historic village of Cobham, the various country parks and the various events that take place throughout the year within the vicinity including Brands Hatch motor racing circuit, and other annual events.

6.0 PLANNING POLICY

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The Court of Appeal has clarified that for a decision maker this means establishing whether a proposal is in accordance with the development plan as a whole. The question of compliance with one policy should not dictate the outcome of a proposal in the absence of considering compliance with all

other relevant policies. Decision makers are therefore tasked with identifying and understanding all relevant policies and material considerations in order to reach a properly informed planning judgment on a proposal, and to avoid an irrational or vulnerable decision that may be subject to criticism in a public law challenge.

- 6.2 Paragraph 2 of the National Planning Policy Framework ('the Framework') reiterates what is said in Section 38(6), whilst paragraph 12 of the Framework is clear that the development plan is the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise.
- 6.3 Paragraph 38 of the Framework encourages local planning authorities to approach decisions on proposed development in a positive and creative way. It also encourages working proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area, adding that decision-makers should seek to approve applications for sustainable development where possible.
- 6.4 Paragraph 84 advises that decisions and policies should support the sustainable growth of rural businesses and enable sustainable rural tourism and leisure developments which respect the character of the countryside;
- 6.5 Annex 1 of the Framework confirms that for the purposes of decision-taking, the policies in the plan should not be considered out-of-date simply because they were adopted prior to the publication of the Framework. It adds that due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework, with greater weight being given to those policies that are closer to the policies in the Framework.

Development Plan

- 6.6 The Development Plan for Gravesham comprises the Gravesham Core Strategy (CS) 2014 and the saved policies of the Local Plan 1994.
- 6.7 There are no relevant saved policies in the Local Plan 1994.
- 6.8 The potentially relevant CS policies are CS02, CS09 and CS19 and copies are attached at **Appendix Three**.
- 6.9 Within the CS, Policy CS02 deals with the scale and distribution of development. At paragraph 4.2.27 it indicates that within the rural area development will be supported outside of settlement boundaries to maintain and diversify the rural economy where they are compatible with national policies for protecting the Green Belt and other policies in the plan.
- 6.10 At policy CS09 the CS deals with culture and tourism developments. The plan seeks to provide for improvements of the quality and expansion of visitor accommodation in the Borough through (amongst other initiatives) investigating expansion of other forms of visitor accommodation (5.3.8). The policy seeks to

protect existing tourist facilities and enable the provision of enhanced facilities to maximise the opportunities for expanding the visitor economy.

- 6.11** It is not considered that policy CS19 (Development and Design Principles) is relevant other than to ensure that the site is well screened within the landscape.

7.0 PLANNING ISSUES

- 7.1** There seem to be three main planning issues in this case and these are addressed below under separate sub headings:

Green Belt

- 7.2** The application site is located within the Green Belt and developments that are regarded as appropriate within the Green Belt are set out in paragraphs 149 and 150 of NPPF 2021. In this case, it would seem that the development is likely to fall within the scope of paragraph 150(e) of the Order.
- 7.3** As explained above, this site has been used for accommodating touring caravans for the past 20 years under Permitted Development Rights. This has been accepted in the previous decisions made by the Council.
- 7.3** The use is therefore part and parcel of the diversification of this farm and is an accepted part of the local tourist infrastructure.
- 7.4** This proposal because of the increase in scale now needs full planning permission and this is for the change of use of the land from agriculture to a caravan site.
- 7.5** This could be regarded as a use falling within paragraph 150 (e) relating to a material change of use of the land in association with recreational use of the adjacent land. As described above, the use is essentially an open use of land with the bare minimum of infrastructure, bases, access ways and hook up points. The caravans are movable and will not be on site all of the time so that the land will at other times remain open.
- 7.6** It is therefore considered that it should be regarded as an appropriate form of development within the Green Belt.
- 7.7** If this approach is not accepted, then it is considered that there are Very Special Circumstances in this case which are set out below:
1. The site has been in use for this purpose for 20 years and this proposal is to increase the capacity and enhance the facilities to accommodate the use on the site.
 2. There is policy support to enhance the available facilities for visitor accommodation in the borough and provision of additional pitches at an existing site is generally preferable to locating new additional sites at other locations in the countryside.

3. The proposed caravans will only have an impact on openness when they are on site, at other times the site will remain open.
4. For the NPPF at paragraph 84 supports a prosperous rural economy including farm diversification and rural tourism. Within Gravesham, this necessitates the use of Green Belt land because there is no other countryside that is not included within the Green Belt.

7.8 It is considered that these Very Special Circumstances are sufficient to outweigh any harm to the openness of the Green Belt.

Tourism Development

7.9 As supported by the Council's previous positive decisions on earlier applications it is apparent that there is considerable policy support for the provision of additional visitor accommodation within the Borough allowing visitors to take advantage of the cultural and recreation facilities available. This will help the local economy.

Visual Impact

7.10 The site is not located within an area of specially protected landscape.

7.11 The application site is well screened from Nurstead Lane by the mature trees and hedge along the northern boundary of the site. This will also serve to screen this development from the nearby settlement of New Barn, the edge of which is approximately 250m to the north.

7.12 To the south, the land falls away into a narrow valley and the settlement of Meopham is located on higher ground to the east. Despite being substantially open, the site is not generally visible from public advantage points. The A227 Wrotham Road, on its approach towards Meopham, is well screened by a belt of trees along its western side. Similarly, the west side of Meopham is well screened by landscape features such that the application site is not conspicuous in views from the edge of Meopham.

7.13 It is therefore considered that the site will not be conspicuous from public vantage points within this part of the countryside and will not therefore result in any material harm to the character of the countryside.

8.0 CONCLUSIONS

8.1 It is therefore the case that this development should be regarded as acceptable within the Green Belt in the same way that applications 20190239 and 20200052 were regarded as acceptable.

8.2 There is general policy support for tourism development and the provision of additional visitor accommodation in the countryside. This helps to diversify farm businesses and create additional prosperity within rural areas.

- 8.3** It is therefore considered that these proposals to upgrade a facility that has existed here for over 20 years meet the relevant policies within the Adopted and National Planning Policy.
- 8.4** In respect of conditions it is considered that some of the conditions imposed on the 2020 permission failed the 'Relevant to planning' test for conditions in Planning Practice Guidance in that they are dealt with under other legislation. In this case, the case the Caravan Sites Acts and Site Licencing regime.
- The details submitted with this current application in any event negate the need for condition 3 as imposed on 20200052.
 - The previous condition 4 should not be imposed because that will prevent implementation of any additional requirements that may be set out in the Caravan Site Licence when issued.
 - Former condition 5 is no longer necessary as the required visions splays have been provided at the site access to Nurstead Lane.
 - The storage and disposal of refuse (former condition 6) is indicated on the submitted plans and in any event will be covered by the required Site Licence.
 - Lighting will be dealt with in the Site Licence and former Condition 10 is not needed. It is not the intention of the applicant to provide lighting unless required to do so by the Site Licence given the rural location of the site and to reduce impact on the environment in terms of light pollution.
- 8.5** Former Conditions 7, 8, 9 and 11 as imposed on permission 20200052 were and remain appropriate and acceptable.
- 8.6** The applicant would welcome further discussion with the Council at the appropriate time regarding conditions likely to be imposed on any permission that may be granted pursuant to this application.
- 8.7** The proposed development will upgrade a long standing facility and enhance tourist accommodation in the area and is clearly supported by Development Plan Policy and previous decisions made by the Council as a result. The NPPF advises that where this is the case that permission should be granted without delay.
- 8.5** For all these reasons, the Council are respectfully requested to grant planning permission for this development.

APPENDIX ONE

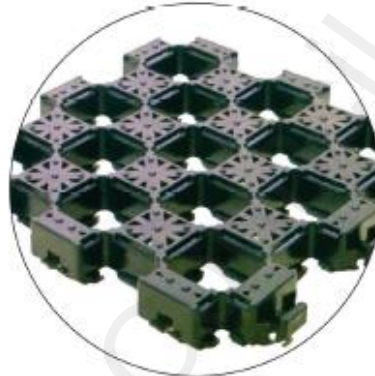
Specification for 'Groundtrax CellPave AP'

GROUNDTRAX**CELLPAVE™ AP**

ANCHORED GROUND REINFORCEMENT PAVER

CellPave™ AP from Groundtrax is a 'no-dig' anchored ground reinforcement paving tile.

CellPave™ AP has a great deal of applications and may be used in many situations such as driveways, access tracks, vehicle parking, airfields, helipads, parks, caravan parks farms, golf paths, grass verges, mobility paths and many more. Installing CellPave™ AP tiles is simple and easy. Using a vibratory roller CellPave™ AP can be placed in existing grass areas. If required, they can also be placed in soil and onto a prepared sub-base. Additionally, they can be also be upturned and back-filled with sand, soil or gravel.

**DESIGN**

CellPave™ AP has a unique design which suppresses resurgence of mud from below. The openings ensure effective drainage. Ground anchors on the underside of the tiles ensure the best possible fixing, even in poor ground or under heavy loads. Over time, the integration with the ground also increases as the existing grass root intertwines with the tile structure.



CellPave™ AP with
snap-in markers

FEATURES

- Resistant to most aggressive substances
- Grass grows back through the tile, preserving the character of the environment
- Tiles allow water to pass through them
- Natural drainage maintained
- No splintering or risk of injury
- Planning permission not required for most applications
- No special tooling or skills required for installation
- Easy to install yourself in a very short time
- Tiles can usually be rolled into unprepared soft grass surface*
- Can be removed later, if required
- Low cost when compared to alternative options
- Normally requires no excavation, unlike most other grass reinforcement products
- Robust Clip System
- Simple 'snap-in' markers available

**APPLICATIONS**

- Green parking areas
- Emergency vehicle access
- Temporary and permanent roadways
- Road protection
- Embankments
- Driveways
- Tree beds
- Golf walkways
- Caravan parking
- Ménages
- Hard standing storage areas

Data Sheets, Installation & Design Guidances
and Case Studies can be downloaded from www.groundtrax.com/downloads

CELLPAVE™ AP

ANCHORED GROUND REINFORCEMENT PAVER

GROUNDTRAX



MATERIAL:	Recycled PE/PP
TILE DIMENSIONS:	302mm x 302mm wide x 37mm (+/-2%) *not including connecting lugs
MAT SIZE:	1220mm x 920mm (4 x 3 tiles)
WEIGHT:	6.2kg per m ² (+/-2%) / 550grams per tile
NOMINAL CELL DIMENSIONS:	50mm x 50mm
CLOSED SURFACE AREA:	50% / Raised points for grip
CONNECTION METHOD:	Edge loops and tabs
CELL WALL THICKNESS:	5mm (+/-2%)
LOAD BEARING:	Up to 160t/m ² *depending on ground conditions and preparation
COLOUR:	Black
UV/FROST/OIL/SALT RESISTANT:	Yes
PALLET DIMENSIONS:	1220mm x 920mm x 2340mm / Contains 876 pavers / 73 layers (80m ²) / Total pallet weight 500kg



For more information, contact us
today or visit our website:

www.groundtrax.com

GROUNDTRAX

Ground Protection and Reinforcement

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CELLPAVE™ AP - Anchored Ground Reinforcement Paver CASE STUDY

INTRODUCTION

CellPave AP™ from Groundtrax is a 'no-dig' anchored ground reinforcement paving tile. Installing CellPave™ AP is quick and easy. Using a vibratory roller CellPave™ AP can be simply rolled into existing grass areas. If required, they can also be placed in soil and onto a prepared sub-base. Additionally, they can also be inverted and back-filled with gravel.



CLIENT: SURF BAY HOLIDAY PARK

LOCATION: BIDEFORD, DEVON

CONTRACTOR: SELF INSTALLATION

ISSUE

Situated in Westward Ho!, Surf Bay Holiday Park offers self-catering static caravans & apartments of 4* standard. Grassed areas between the caravans get a lot of use and are often subject to rutting in poor weather. Surf Bay needed a solution that was not only quick and easy to install, but also offered protection along with providing grip for cars and 4x4s. Installing a sub-base for each installation was not an option due to the number of areas and the high cost involved in doing so. It was important that grass was able to grow through the product and over time, be hidden so as to keep the appearance of a grassed area.

SOLUTION

CellPave™ AP was chosen for its robust and hardwearing design and the fact that as it was being installed on free-draining ground - no sub-base was required, consideration was also given to the fact that CellPave™ AP is SuDS compliant. CellPave™ AP pavers have been designed to be installed with both gravel and grassed infills. A number of areas across the park were protected with CellPave™ AP and the surfaces were able to be trafficked immediately.

Following the installation, Nigel Angrave, Director commented:

"As the owner of a number of Holiday Parks in the South of England, we were looking for an alternative to hard standing areas and CellPave AP fitted bill. We have been so pleased with the product so far and as such, have placed an additional four orders. It is now installed across many areas and the ground is looking well established and the product is working very well. We will be using Cellpave AP in other areas and on our other parks too."



At time of installation



After two weeks

APPENDIX TWO

Model conditions

MODEL STANDARDS FOR TOURING SITES
Caravan Sites and Control of Development Act, 1960 Section 5

- I. Section 5(6) of the Act provides that the Secretary of State may from time to time specify Model Standards with respect to the layout of, and the provision of facilities, services and equipment for, caravan sites or particular types of caravan site; and that in deciding what (if any) conditions to attach to a site licence the Local Authority shall have regard to any standards so specified. Under section 5(1)(c) such conditions may regulate the positions in which caravans are stationed for the purposes of human habitation, and the placing or erection at any time when caravans are so stationed, of structures and vehicles of any description whatsoever and of tents.
- II. Section 7(1) of the Act provides that on an appeal against any condition of a site licence a magistrates' court, if satisfied (having regard amongst other things to any standards specified by the Secretary of State under section 5(6)) that a condition is unduly burdensome, may vary or cancel the condition.
- III. Section 24, which empowers Local Authorities to provide caravan sites, provides, in subsection (2), that in exercising their powers under the section the Local Authority shall have regard to any standards that may have been specified by the Secretary of State under section 5(6) of the Act.
- IV. Section 8(2) of the Local Government (Miscellaneous Provisions) Act, 1982 inserted provisions into sections 5, 8 and 24 of the Caravan Sites and Control of Development Act 1960 requiring Local Authorities to consult Fire Authorities when exercising their powers under that Act in relation to the issuing of site licences for caravan sites and the provision of Local Authority caravan sites. The Local Authority is now required to consult the Fire Authority as to the extent to which any Model Standards relating to fire precautions are appropriate in relation to the site. If the Fire Authority considers that the standards specified are inappropriate in relation to the site, the Local Authority is required to consult them as to what conditions relating to fire precautions ought to be attached to the site licence. The Local Authority is also required to consult the Fire Authority before altering any condition in a site licence that relates to fire precautions or before themselves providing a caravan site.
- V. In pursuance of his powers under section 5(6) of the Act, the Secretary of State now specifies Model Standards for sites for touring caravans. Although these represent the standards normally to be expected, as a matter of good practice, the Secretary of State does not wish them to be applied to all sites, regardless of the economic and other implications for the site operators, people using the site and public amenity. They should be applied with due regard to the particular circumstances of each case, including the physical character of the site, any services or facilities that may already be available within convenient reach, and other local conditions including the kind of holidays which the site is designed to offer. Where usage is restricted to caravans equipped with their own toilet and washing facilities, communal toilet and washing facilities may not be necessary and lower standards than specified may be desirable in some locations for the avoidance of visually intrusive structures or installations.
- VI. These Model Standards are for sites used by touring caravans, by which is meant caravans which are not permanently placed on the site throughout the year or the holiday season. Where a site is used both for touring caravans and for static caravans, the Local Authority should judge whether to refer to the Revised 1977 Model Standards, or to the following Standards according to the predominant use of the site. For example, where static caravans predominate, application of the Revised Model Standards of 1977 will be appropriate. Account should, however, be taken of the fact that significant changes in the nature of the use might warrant the alteration of site licence conditions

Density

1. Site density should not exceed 75 units (caravans or motor caravans) per hectare (30 units per acre) calculated on the basis of the usable area rather than the total site area (ie excluding crags, lakes, roads, communal services etc), provided that, where tent camping is also permitted, the maximum number of units stationed on the site at any one time should be reduced by the number of pitches occupied by main tents stationed for human habitation.
2. Where the number of units on the site is to be limited by condition, it may be appropriate to prescribe maxima by references to specified periods so as to permit up to 10 more units during such peak holiday periods as may be agreed between the site licensing authority and the licence holder without the provision of additional facilities, provided that:
 - ii The provisions of paragraph 1 above are complied with; and
 - iii The standards relating to spacing, as set out in paragraphs 3-5 below, are complied with.

Spacing

3. Every unit should be not less than 6 metres from any other unit in separate family occupation and not less than 3 metres should be permitted between units in any circumstances.
4. Vehicles and other ancillary equipment should be permitted within the 6 metres space between units in separate family occupation but, in order to restrict the spread of fire, there should always be 3 metres clear space within the 6 metres separation.
5. Emergency vehicles should be able to secure access at all times to within 90 metres of any unit on the site.

Drinking Water and Waste Water Disposal

6. There should be an adequate supply of drinking water. Each pitch on a site should be no further than 90 metres from a water tap. At each tap there should be a soakaway or gully.
7. Water waste disposal points should be provided so that each pitch is no further than 90 metres from a waste water disposal point. The appropriate Water Authority should be consulted about the arrangements for disposal of water likely to be contaminated.

Toilets: WC's and Chemical Closets

8. The scale of provision should be 1 WC and 1 urinal for men and 2 WC's for women per 30 pitches and their location should be to the satisfaction of the licensing authority. The pro rata scale can be reduced where sites have over 120 pitches (see also paragraph 9 below). Toilets may not be justified where sites have less than 10 pitches but on sites with between 10 and 30 pitches at least one WC and 1 urinal for men and 2 WC's for women should be provided.
9. Where the provision of WC's is not feasible or justified entry should be confined to units with their own toilets or chemical closets should be provided.

Disposal Point for Chemical Closets

10. Whether or not WC's are provided, a properly designed disposal point for the contents of chemical closets should be provided together with an adjacent adequate supply of water for cleansing containers. The method of disposal will need to be considered in the light of the particular circumstances and should be to the satisfaction of the Local Authority and the appropriate Water Authority. Where appropriate, the water supply should be clearly labelled as non-potable.

Washing Points

11. There should be a minimum of 4 wash basins supplied with water per 30 units: 2 each for men and women. They should be adjacent to the toilets.

Hot Water: Showers

12. Showers should not be obligatory on sites with less than 70 pitches. If showers are required, provision should be on the basis of 1 shower per 25 pitches and hot water should be available.

Disabled Persons

13. Particular consideration should be given to the needs of the disabled in provision made for water points, toilets, washing points and showers.

Electrical Installation

14. Where there is an electrical installation other than Electricity Board works and circuits subject to Regulations under section 60 of the Electricity Act 1947, it should be installed to the requirements of the Institution of Electrical Engineers' Regulations for Electrical Installations (the IEE Regulations) for the time being in force and, where appropriate to the standard acceptable for the Electricity (Overhead Lines) Regulations 1970. SI 1970 No.1355. Any installation should be maintained in such a way as to prevent danger as far as reasonably practicable and should be periodically inspected and tested by a competent person in accordance with the IEE Wiring Regulations.

Refuse Disposal

15. Adequate provision should be made for the storage, collection and disposal of refuse. (It is expected that site operators should normally be able to meet their responsibilities by making arrangements with the Local Authority).

Fire Precautions

16. No unit should be further than 90 metres from a fire point. At each fire point there should be two water (gas expelled) extinguishers each of 10 litres capacity and complying with British Standard 5423 : 1980 together with a means of raising the alarm in the event of fire (eg a manually operated sounder, gong or hand operated siren). All fire fighting equipment susceptible to damage by frost should be suitably protected.
17. Wherever there is a likelihood of fire spreading due to vegetation catching fire, suitable beaters, of the type used by the Forestry Commission, should also be provided at each fire point.
18. The fire points should be clearly marked and easily accessible. All firefighting equipment should be maintained in working order and kept available for use and for inspection by the licensing authority.
19. Each fire point should exhibit a conspicuous notice indicating the action to be taken in case of fire and the location of the nearest telephone. The notice should include the following:
 - ii Raise the alarm
 - iii Ensure the affected unit is evacuated
 - iiii Call the Fire Brigade (the nearest telephone is sited)
 - iv If practicable, attack the fire using the firefighting equipment provided.

Liquefied Petroleum Gas

20. Arrangements for the storage of Liquefied Petroleum Gas (LPG) on the site should be in accordance with the current national Code of Practice and regulations.

Site Notices

21. A sign indicating the name of the site should be displayed at the site entrance.
22. Notices should be displayed prominently on the site indicating the action to be taken in the event of an emergency and show where the police, fire brigade, ambulance, and local doctors can be contacted, and the location of the nearest public telephone. Where practicable a telephone should be provided on the site and the full address of the site should be displayed near the telephone.
23. At sites subject to flood risk, warning notices should be displayed giving advice about the operation of the flood warning system.
24. At sites with overhead electric lines, warning notices should be displayed on the supports for the lines and at the site entrance. Where appropriate, these should warn against the danger of contact between the lines and the masts of yachts or dinghies.
25. A copy of the site licence with its conditions should be displayed prominently on the site.

APPENDIX THREE

Development Plan Policy



Gravesend Local Plan Core Strategy

Adopted September 2014



Connecting with the Community

Gravesend
Borough Council



Policy CS02: Scale and Distribution of Development

4.2.24 The development strategy for the Borough is to retain and improve the existing stock of housing and suitable employment land and to make provision for the Borough's objectively assessed need for at least 6,170 new dwellings delivered at a variable rate as follows; at least 325 dwellings per year for 2011/2012 – 2018/2019, at least 363 dwellings per year for 2019/2020 – 2023/2024, at least 438 dwellings per year 2024/2025 – 2027/2028, and at least 186,490 sq m gross employment floorspace (within use classes B1, B2 and B8) during the plan period.

4.2.25 Development will be distributed throughout the Borough as follows: around 3,890 new dwellings and around 186,490 sq m gross employment floorspace (within use classes B1, B2 and B8) will be provided in the Opportunity Areas at Northfleet Embankment and Swanscombe Peninsula East; Gravesend Riverside East and North East Gravesend; Ebbsfleet (Gravesham) and Gravesend Town Centre and on land at the Coldharbour Road Key Site; around 2,280 new dwellings will be provided on other sites in the urban area and rural settlements inset from the Green Belt.

4.2.26 The strategy prioritises development in the urban area as a sustainable location for development. This will be achieved by:

- Promoting regeneration by prioritising the redevelopment and recycling of underused, derelict and previously developed land in the urban area. This will be principally through redevelopment of former industrial sites in the Opportunity Areas of Northfleet Embankment and Swanscombe Peninsula East, and Gravesend Riverside East and North East Gravesend to create new residential neighbourhoods and employment areas;
- The continued development of a new sustainable mixed use community in the Ebbsfleet (Gravesham) Opportunity Area, which will include the provision of high quality employment floorspace;
- Revitalising the Gravesend Town Centre Opportunity Area as a focal point for retail, leisure, cultural and tourism facilities and small scale office provision to serve the needs of the Borough whilst preserving and enhancing its character as a riverside heritage town; and
- Bringing forward a range of suitable sites in other parts of the urban area for residential and employment development, including Land at Coldharbour Road Key Site.

4.2.27 In the rural area, development will be supported within those rural settlements inset from the Green Belt and defined on the Policies Map. Development outside those settlements, including affordable housing and proposals to maintain and diversify the rural economy, will be supported where it is compatible with national policies for protecting the Green Belt and policies in this plan. The extent of the Green Belt is defined on the Policies Map. A strategic Green Belt boundary review will be undertaken to identify additional land to meet the housing needs up to 2028 and to safeguard areas of land to meet development needs beyond the plan period, while maintaining the national and local planning purposes of the Green Belt.

Policy CS09: Culture and Tourism

5.3.15 The Council will seek to maximise opportunities for expansion in culture and tourism activity derived from its rich and diverse heritage and green infrastructure assets, its diversity as a multi-cultural community and from regeneration and growth in the area. This will include support for greater use of the river and will capitalise on the benefits of high speed train

services; the appeal of Gravesend as a heritage riverside town; and the development of Ebbsfleet as a new business district and transport hub which will enhance and expand the market for visitors. In particular, the Council will:

- seek to protect and support improvements to existing cultural and tourist facilities;
- subject to the application of the sequential approach set out in paragraph 5.3.16, support the provision of new cultural and tourist facilities appropriate to their location and accessibility;
- support proposals that are designed to meet the diverse needs of Gravesham as a multi-cultural community; and
- support sustainable rural tourism and leisure developments that benefit rural businesses, communities and visitors 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.

5.3.16 Unless otherwise justified on the basis of a locational connection, functional justification or a requirement to meet smaller scale local needs, proposals involving arts, culture and tourism development will be directed in the first instance to Gravesend Town Centre as the sequentially preferred location for such development in advance of edge of centre and then out of centre sites*.

* For the purposes of applying this policy, Gravesend Town Centre is identified as the Town Centre boundary on Figure 18: Gravesend Town Centre Plan and on the Policies Map. Edge of centre is defined as a location that is well connected and up to 300 metres walking distance of the Town Centre boundary. Out of Centre is defined as a location that is not in or on the edge of centre but not outside the urban area.

Policy CS19: Development and Design Principles

5.15.14 New development will be visually attractive, fit for purpose and locally distinctive. It will conserve and enhance the character of the local built, historic and natural environment, integrate well with the surrounding local area and meet anti-crime standards. The design and construction of new development will incorporate sustainable construction standards and techniques, be adaptable to reflect changing lifestyles, and be resilient to the effects of climate change. This will be achieved through the criteria set out below:

- Using the collaborative approach advocated in Building for Life 12 and in line with the guidance set out in Kent Design, the design, layout and form of new development will be derived from a robust analysis of local context and character and will make a positive contribution to the street scene, the quality of the public realm and the character of the area. Account will be taken of the scale, height, building lines, layout, materials and other architectural features of adjoining buildings. Account will also be taken of the wider site context, including strategic views, site topography, the significance of heritage assets and features of townscape and landscape value which contribute to local character and sense of place;
- New development will encourage sustainable living and choice through a mix of compatible uses which are well connected to places that people want to use, including the public transport network, local services and community facilities; encourage sustainable travel; enhance Green Grid links and encourage healthier lifestyles;
- New development will be located, designed and constructed to:
 - safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land;

- avoid adverse environmental impacts from pollution, including noise, air, odour and light pollution, and land contamination; and
- not pose an unacceptable risk or harm to the water environment, including the quality and/or quantity of ground waters, surface waters, wetlands and coastal water systems;
- The design and layout of new residential development, including conversions, will accord with the adopted Residential Layout Guidelines;
- New development will be designed in an inclusive way to be accessible to all members of the community;
- New development will provide appropriate levels of private and public amenity space;
- New development will include details of appropriate hard and soft landscaping, public art, street furniture, lighting and signage and will ensure that public realm and open spaces are well planned, appropriately detailed and maintained so they endure;
- Car parking will be well related to the development it serves
- New development will protect and, where opportunities arise, enhance biodiversity and the Borough's Green Infrastructure network. Support will be given to environmental enhancements where opportunities arise;
- New development will be fit for purpose and adaptable to allow changes to be made to meet the needs of users;
- The design and layout of new development will take advantage of opportunities to build in resilience to the effects of climate change. This will include protection against flood risk, where relevant, delivering carbon reduction, provision for low carbon and renewable energy, and minimising energy consumption and water use;
- New development will incorporate appropriate facilities for the storage and recycling of waste; and
- The layout of new development will create a safe and secure environment and provide surveillance to minimise opportunities for crime and vandalism.