

Planning Statement



Site : Viewpoint Place Road Gravesend Kent DA12 4TU

Client: Linda Harber, Steven Harber, Charlotte Harber & Annemarie Harber

Proposal: Discharge of Conditions 1, 5 and 8 attached to appeal decision APP/ K2230/ W/ 24/ 3336645.

Prepared by:

James Barron BA(Hons) DipTP MRTPI

16 January 2025

1.0 Introduction

1.1 This statement is made in support of this application by Linder Harber and Family to discharge the conditions attached by the Inspector in granting permission for the retention of the additional mobile home for use as a traveller pitch, on this permanent traveller site, at Viewpoint Place Rochester Road Gravesend Kent DA12 4TU.

Condition 1 – Biodiversity Enhancement

1.2 It is important to note that the application site only relates to a small part of the overall traveller site whose boundaries and planting have been established for many years. The appeal site itself is enclosed by fencing and long established planting to the northern, eastern and western boundaries which were in place long before the appeal application was submitted. However the Block Plan has been annotated to show this fencing and boundary treatment. Much of the established hedging to the northern and eastern boundary has significant amounts of fallen trees which the client has agreed to implement the advice of the KOC Ecology Officer. Existing fallen trees in the north and east boundary planting will be cut up and formed into log piles as part of the biodiversity enhancement. In addition three bird boxes and two bat boxes will be installed in positions as shown on the amended Block Plan and will be regularly maintained.

1.3 In view of the pre-existing planting which adequately screens the development no further planting is proposed.

Condition 5 – Parking & Turning Areas.

1.4 Again this hardstanding was in place PRIOR to the installation of the mobile home unit and was installed at the time of the construction of the stable building. This comprises of roller type 1 blue granite chippings and provides adequate parking and turning area for the two vehicles that are associated with the development. Again the Block Plan has been annotated to show the areas concerned and can clearly be seen in the accompanying photographs.

Condition 8 – Lighting.

1.5 Again the majority of lighting was on site prior to the installation of the mobile home and comprises three coach lamps attached to the stable and feed room building – see accompanying photographs. The only additional



lighting is a single downlighter immediately adjacent to the home entrance – see attached photograph.



Site layout Circa 2012





Site circa 2015







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