

Shorne Parish Council

————— Borough of Gravesham —————

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8th May 2025, revised 11th May 2025

Application ref 20250346

Land At Bowesden Lane Shorne Gravesend Kent DA12 3LA

Application for a Proposed Lawful Development Certificate for the siting of a caravan ancillary to the lawful agricultural use.

The Parish Council **OBJECTS STRONGLY** to this application for a new dwelling in the Green Belt, which is not “Lawful Development” and is also a change of use.

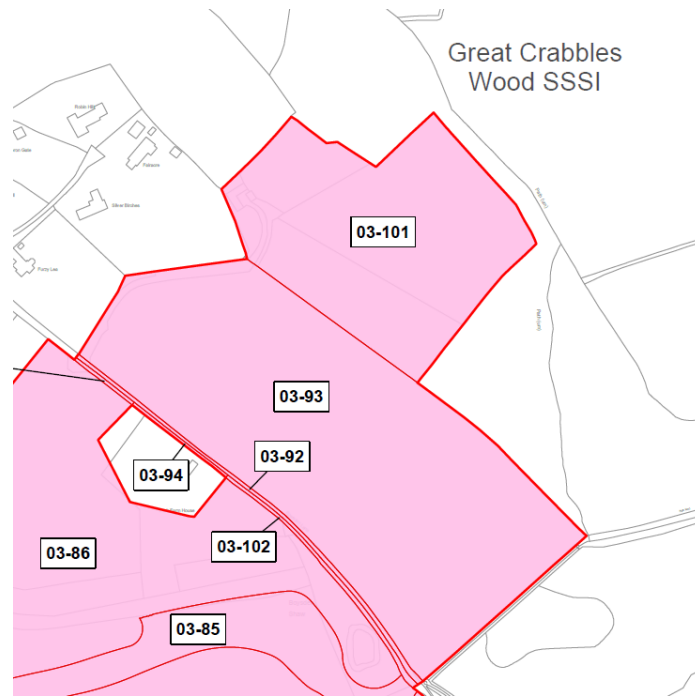
This application should be **refused** and a **full planning application required** (although that should also be refused)

The land - designations:

- The plot of land is located in the Green Belt where it is also close to the boundary, and would have visual and access impact upon, the Kent Downs National Landscape Area.
- It is immediately adjacent to the Great Crabbles Wood SSSI.
- The land has been identified as being for permanent acquisition by National Highways as mitigation land for the recently approved Lower Thames Crossing. (See plan extract below). The relevant plot reference is 03-101.
- As Green Belt land, a new dwelling would not normally be permitted except in “very special circumstances”, which have not been provided to warrant overriding the Green Belt protections. There would be considerable adverse impact on openness.

The land – Ownership and right of access:

- The applicant is not the owner of the land.
- Evidence needs to be provided that the current owner gives permission for the application.
- It is noted from the Lower Thames Crossing map extract below that the access track is part of land plot 03-93, with a different owner, and not as shown in the Applicant’s red line boundary.
- The current right of access appears to be personal to the current owner.



Extract from Sheet 3 of Lower Thames Crossing land acquisition plans

[https://infrastructure.planninginspectorate.gov.uk/wp-content/uploads/projects/TR010032/TR010032-005681-National%20Highways%20-%20Other-%202.2%20Land%20Plans%20Volume%20B%20\(sheets%201%20to%2020\)_v8.0_clean.pdf](https://infrastructure.planninginspectorate.gov.uk/wp-content/uploads/projects/TR010032/TR010032-005681-National%20Highways%20-%20Other-%202.2%20Land%20Plans%20Volume%20B%20(sheets%201%20to%2020)_v8.0_clean.pdf)

Present use of the land is not agricultural:

- The land includes a large stable and separate feed storage building in association with equine use. This means that the use is by definition not agricultural as the number of horses accommodated exceeds the number that can be supported on the land by grazing alone.
- The size and historical use of the plot does not warrant a development of this size and nature.
- The proposal is for the creation of a residential dwelling which is a change of use.
- If permitted a long and strong agricultural tie, and/or only personal permission would be needed.

Not ancillary use:

- The proposal is for a very large 3-bedroom (one labelled as “study”) 2-bathroom (one en-suite) luxury-type static caravan for residential use.
- The proposed size (6.7m by nearly 20m), design and facilities greatly exceed what could be regarded as necessary for use ancillary to normal levels of equine care.
- The proposed building is quite clearly a residential dwelling so requires planning permission.

Engineering works:

- The proposal will require levelling of land and hardstanding/a concrete slab to be laid to support the building, which works would themselves require planning permission, as would any other areas of new access and hardstanding.

Services:

- It is unclear what services are currently provided to the site. There would need to be electricity, potable water and foul drainage/sewerage. The latter in particular must be detailed.

Other points:

- Associated matters - As a new dwelling there would need to be an EV charging point, bin stores and a bicycle store defined and provided.
- Curtilage – This has not been defined.
- Physical Access – Bowesden Lane is extremely narrow and steep and there would not be space for such a wide and long prefabricated building to be delivered without damaging verges, trees, and boundary walls and fences belonging to other residents.
- Lighting - The plot is in an area presently completely dark at night where light pollution would have severe environmental impact. A lighting plan must be provided detailing location, intensity and controls for all exterior lighting.
- Landscaping – A landscaping plan must also be provided, also detailing biodiversity net gain associated with the proposal.