

Application: 20250558

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)**

NOTIFICATION OF GRANT OF PERMISSION TO DEVELOP LAND
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To: **Harwinder Binning
C/O Peter Biggs, PJB Planning Ltd
1st & 2nd Floor
2 West Street
Ware
SG12 9EE**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Acts, has **GRANTED PERMISSION** for development of land situate at:

**East Court Farm
Church Lane
Gravesend
Kent**

and being **Installation of 7 no. glamping pods/retreats and 4 no. barrel saunas with cold plunge for overnight guest use, external decking areas, permeable footpaths and vehicular track, parking and turning area, secure cycle storage and recycling/refuse storage, 2 no. private package treatment plants, landscaping and associated works.** Your application dated 19th September 2025 is permitted subject to the following:-

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted must be carried out strictly in accordance with the following approved plan(s)/drawings/documents:

Application Form Dated 03/06/2025

Drawing no. 230812-02-01 (Site Location Plan)

Drawing no. 230812-02-02 (Proposed Layout Plan)

Drawing no. 230812-01-03 (Site Photos)

Drawing no. 230812-02-04 (Proposed Drainage Plan)

Drawing no. 230812-01-05 (Side Entry Pod Plan and Elevations)

Drawing no. 230812-02-06 (Finman Retreats Plans and Elevations)

Drawing no. 230812-02-07 (Secure Bicycle Store/Refuse and Recycling Store)

Drawing no. 230812-02-08 (Barrel Sauna Plan and Elevations)

Drawing no. 230812-02-09 (Road and Access Plan)

Drawing no. 230812-02-10 (Proposed Lighting Plan)

Drawing no. 230812-01-11 (Artist Impressions)
Drawing no. 2024_58/001 Rev C (Landscape Proposals)
Drawing no. 2023-1347-001-Survey Plan (Existing Topographical Survey)
Drawing no. SK01 Rev A (Swept Path Analysis)
Drawing no. SK01 (Visibility Splays)

Planning Statement dated May 2025 by PJB Planning
Design and Access Statement by Glampitect
Heritage Impact Assessment dated May 2025 Ref.10310A by HCUK Group
Market Research Report by Glampitect
Highways Technical Note 27 May 2025 by EAS
Highways Technical Note 17 July 2025 by EAS
Archaeological Desk Based Assessment dated May 2025 Ref 10310A by HCUK Group
Arboricultural Impact Assessment and Method Statement dated May 2025 ref. TCTC-19232-A by Tracy Clarke Tree Consultancy
Landscape and Visual Impact Assessment dated April 2025 by Kirsten Bowden
Desktop Study Report dated April 2025 by HESI
Preliminary Ecological Appraisal dated 30 May 2025 by United Environmental Services Ltd
Biodiversity Net Gain - Biodiversity Statement dated September 2026 Ref UES04241/03 by United Environmental Services Ltd
BNG Metric dated 16 September 2025
Great Crested Newt Impact Assessment dated 27 August 2025 Ref UES04241/04

Reason: For the avoidance of doubt and in the interests of proper planning.

3. No development approved by this permission shall be commenced prior to a contaminated land assessment (in accordance with the Environment Agency's Land Contamination Risk Management (LCRM) guidance) and if necessary an associated remedial strategy, together with a timetable of works, being submitted to the Local Planning Authority for approval.
- a) A site investigation, based on the findings of the submitted 'Desktop Study Report' dated April 2025 by HESI (Report Ref: 19482) shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.
- b) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority. The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters.
- c) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance).

If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.

- d) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the Local Planning Authority. The closure report shall include details of the proposed remediation works and the quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

- e) Where applicable, a monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over an agreed period of time, and the provision of reports on the same, must be prepared and approved in writing by the local planning authority.

Following completion of the measures identified in that scheme, and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced and submitted to the local planning authority.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with paragraph 187 of the National Planning Policy Framework (2024).

4. No development (including site clearance or groundworks) shall commence until a site-specific Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall explicitly incorporate the full details of the District Level Licence issued by [e.g., Natural England], following the submission of the required Impact Assessment and Conservation Payment Certificate (IACPC). The CEMP shall include:
- a) A copy of the formal District Level Licence and its associated reference number.
 - b) Specific Reasonable Avoidance Measures or Site Protocol as mandated by the licence to protect species during the construction phase.
 - c) A timetable for implementation showing that all compensatory measures or site safeguards are in place prior to any land disturbance.
 - d) The appointment of a Suitably Qualified Ecologist (CIEEM) to oversee the initial site clearance in accordance with the licence requirements.

The development shall thereafter be carried out strictly in accordance with the approved CEMP and the terms of the District Level Licence.

Reason: To order to safeguard biodiversity in accordance with Policy CS12 of the Gravesham Core Strategy and Schedule 7A of the Town and Country Planning Act 1990.

5. No development shall take place above ground level until details of the materials (including physical samples) to be used in the construction of the external surfaces of the glamping pods, finman retreats, saunas and other associated development hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with these approved details.

Reason: To ensure a satisfactory visual relationship between the existing and the new development, and wider setting in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

6. Notwithstanding Classes C2 and C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, the glamping pods, finman retreats and associated development hereby approved shall only be occupied for short-term holiday purposes and shall not be occupied as a person(s) sole or place of residence.

Reason: Separate units of accommodation would be inappropriate on this site and in accordance with Policies CS02 and CS19 of the Gravesham Local Plan Core Strategy (2014).

7. There shall be a maximum of 3 glamping pods and 4 finman retreats sited on the site at any time and no other accommodation shall be brought to the site to increase the level of accommodation available for overnight stays. No other form of overnight accommodation to include caravans or tents, shall be permitted unless otherwise agreed in writing by the local planning authority.

Reason: In order to restrict the use of the site for glamping pods and finman retreats only and no other form of camping that would conflict with Policies CS02 and CS19 of the Gravesham Local Plan Core Strategy (2014) and Section 13 of the NPPF (2024)

8. The applicant/site manager shall keep an up-to-date written register of all persons (including full name and main place of residence) visiting the site for holiday purposes. The register shall be maintained regularly thereafter and made available to the Local Planning Authority for inspection at reasonable notice.

Reason: To ensure the glamping pods and finman retreats are used for short term holiday use only and not as permanent resident units that would conflict with Policies CS02 and CS19 of the Gravesham Local Plan Core Strategy (2014).

9. Other than as hereby approved (or previously granted planning permission) no further buildings, structures, containers, caravans or other means of enclosures, whether permanent or temporary, freestanding or fixed to the ground, shall be brought on to the site.

Reason: In order to restrict the use of the site for glamping pods and finman retreats only and no other form of camping that would conflict with Policies CS02 and CS19 of the Gravesham Local Plan Core Strategy (2014) and Section 13 of the NPPF (2024)

10. The site shall only be used as a glamping site and shall not be used for any events or any amplified music.

Reason: In order to safeguard neighbour amenity in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014)

11. Any external lighting shall be subject to a detailed external lighting scheme which shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. Any external lighting shall be implemented in accordance with the approved details.

Reason: In order to safeguard neighbour amenity in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014)

12. The development hereby approved shall not be brought into use until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The landscaping shall be implemented in accordance with the approved details within the first planting and seeding seasons following the approval of the landscaping scheme; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Once provided all hard landscaping works shall thereafter be permanently retained throughout the lifetime of the development.

Reason: To ensure that the landscaping is maintained in the long term in the interests of the visual amenity of the site and biodiversity, in accordance with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy (2014).

13. The development shall not be brought into use until the parking area and its associated access and boundary treatments have been provided in accordance with approved drawing no. 230812-02-02 (Proposed Layout Plan) and 230812-02-09 (Road and Access

Plan). The parking area shall thereafter be maintained as such for the life of the development.

Reason: To ensure that the development has satisfactory parking provision prior to first use, in accordance with Policy CS11 of the Local Plan Core Strategy (2014), saved policies T1 and P3 of the Local Plan First Review (1994) and Section 9 of the National Planning Policy Framework (2024).

14. The development shall not be brought into use until the visibility splays shown on Drawing Ref: 5981/SK02 included in the Technical Note are provided. The area within the visibility splays shall thereafter be kept free of all obstructions, structures or erections, and should be maintained for the life of the development.

Reason: In order to ensure highway safety in accordance with Policy CS11 of the Local Plan Core Strategy (2014), saved policies T1 and P3 of the Local Plan First Review (1994) and Section 9 of the National Planning Policy Framework (2024).

15. The cycle parking facilities shown on the approved drawing no.230812-02-07 (Secure Bicycle Store) shall be provided prior to the first occupation of the development hereby permitted. Thereafter, the cycle parking areas shall be kept permanently available for the parking of bicycles and shall not be used for any other purpose (including general storage or the parking of motorised vehicles) without the prior written consent of the Local Planning Authority.

Reason: In order to encourage options for sustainable travel in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and saved Policy P3 of Gravesham Local Plan First Review (1994).

16. Prior to the first occupation of the glamping pods and finman retreats hereby approved, a Sustainable Travel Welcome Pack shall be submitted to and approved in writing by the Local Planning Authority. The approved pack shall be placed within each glamping pod and provided digitally to every guest at the time of booking. The pack shall be maintained and updated annually for the lifetime of the development. The pack must include, as a minimum:
- o Information on local public transport services, including up-to-date timetables and maps for the nearest bus stops and train stations.
 - o Details of safe walking and cycling routes from the site to local amenities, attractions, and public transport hubs.
 - o Contact details for local taxi firms that offer 24-hour service or pre-booking.
 - o Information on local cycle hire facilities and secure bike storage available on-site.
 - o Information regarding Electric Vehicle (EV) charging points both on-site and within a 5-mile radius."

Reason: In order to encourage options for sustainable travel in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and saved Policy P3 of Gravesham Local Plan First Review (1994).

17. The glamping pods and finman retreats hereby permitted shall be managed in accordance with a Horse Welfare and Visitor Management Plan, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation. The approved plan shall thereafter be implemented and maintained at all times.

The plan shall include:

- a) Information provided to visitors regarding the presence of horses and safe conduct around equestrian activities;
- b) Measures to prevent visitors entering stables, paddocks or riding areas;

- c) Restrictions on feeding, touching or otherwise interacting with horses without permission;
- d) Measures to control noise and disturbance in the vicinity of stables and paddocks;
- e) Arrangements for the control of dogs.

Reason: To safeguard the welfare of horses kept on the site and in the interests of public safety and residential amenity in accordance with Policy CS09, CS13 and CS19 of the Gravesham Local Plan Core Strategy 2014.

18. The use hereby permitted shall be discontinued and the land restored to its former condition on the cessation of the glamping business. Within nine months of the use ceasing, all structures, equipment, and materials brought onto the land in connection with the use (including cabins, saunas, pods, decking, hardstanding, utility connections, and waste facilities) shall be removed. The land shall then be restored to its previous state in accordance with a 'Restoration Scheme' to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the removal works."

Reason: In order to restore the land to its original condition to prevent inappropriate unauthorised uses that would conflict with Policies CS02 and CS19 of the Gravesham Local Plan Core Strategy (2014) and Section 13 of the NPPF (2024)

INFORMATIVES:-

1 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING

In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and paragraph 39 of the National Planning Policy Framework (NPPF) 2024, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative way and, where appropriate, has worked pro-actively with the applicant to secure a development that is sustainable and that improves the economic, social and environmental conditions of the area, and that is in accordance with the Development Plan for the area.

2 DEVIATION FROM APPROVED PLANS

It is possible that any proposed deviation from the approved plans could be classed as a 'material' change requiring a further application/permission. In the event that any change is proposed, applicants are advised to seek advice from the Local Planning Authority [as proceeding without the necessary permissions could nullify this permission].

3 BUILDING REGULATIONS AND PARTY WALL ACT

This decision DOES NOT imply any consent which may be required under the Building Regulations or under any other enactment or provision. Nor does it override any private rights which any person may have relating to the land affected by this decision, including the provisions of the Party Wall etc. Act 1996.

4 WORKS OF CONSTRUCTION

Hours of work of construction site plant, equipment and machinery, should be restricted to not earlier than 7.00 a.m. and not later than 6.00 p.m. weekdays and Saturday working should be restricted to not earlier than 8.00a.m. and not later than 1.00 p.m. No work shall be carried out on Sundays, Bank or Public Holidays.

- i. Suitable sound attenuation shall be used at all times in respect of all plant, machinery and equipment in operation on site in order to aid prevention of noise nuisance. Compliance with BS 5228: Part 1: 1984 and subsequent amendments regarding the use of equipment on site will be required in appropriate cases.

- ii. A suitable method of control shall be used in order to aid prevention of dust nuisance arising from work activities on site.
- iii. Burning of waste materials shall not be carried out on site. Such materials are to be stored in a suitable receptacle, as far from residential accommodation as reasonably practicable, pending disposal off site.
- iv. Adequate arrangements shall be made to remove all waste material from the site on a regular basis and to dispose of it at a suitably licensed waste disposal site.

5 AGREEMENT FOR IMPOSITION OF PRE-COMMENCEMENT CONDITION(S)

In accordance with The Town and Country Planning (Pre Commencement Conditions) Regulations 2018 and paragraph 36 of the Planning Practice Guidance the Local Planning Authority has agreed in writing with the applicant on 17 August 2026 to the inclusion of the following pre-commencement conditions.

Condition 3 - Contaminated Land Assessment

Condition 4 - Construction Environmental Management Plan

Dated: 17 August 2026

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Shazad Ghani
MPhil, MA, BA (Hons)
Head of Planning
Planning Service

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## 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 under Section 78 of the Town and Country Planning Act 1990.
- If this is a **householder application\*** which has been refused and you want to appeal against your Local Planning Authority's decision then you must do so within **12 weeks of the date of this notice**.
- For all other applications, refused or permitted, if you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice.
- **For further information regarding Appeals and to make an application please click the relevant link:**  
<https://www.gov.uk/appeal-householder-planning-decision>  
<https://www.gov.uk/appeal-planning-decision>
- 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 they imposed, having regard to the statutory requirements, to the provisions of any development order and to any

directions given under a development order.

- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

### **\*Householder applications**

These are:

- (a) applications for planning permission for development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, or
- (b) an application for any consent, agreement or approval required by or under a planning permission, development order or local development order in relation to such development

but does **not** include –

- (i) an application for change of use;
- (ii) an application to change the number of dwellings in a building.

### **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 VI of the Town and Country Planning Act 1990.