

Application: 20251150

**TOWN AND COUNTRY PLANNING ACTS
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)**

DETERMINATION AS TO WHETHER PRIOR APPROVAL IS REQUIRED

To: **Mr Steve Chappell
C/O Mr Tim Spicer, DHA Planning Ltd
Eclipse House
Sittingbourne Road
Maidstone
ME14 3EN**

TAKE NOTICE that **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Acts, has **DETERMINED THAT PRIOR APPROVAL** for the relevant matters for the development of land as described below **IS REQUIRED AND APPROVED**

at **Brookers Farm
Luddesdown Road
Luddesdown
Gravesend
Kent
DA13 0XE**

and being **Application to determine if prior approval is required for the installation of a surfaced pathway for agricultural use at Brookers Farm, Luddesdown in accordance with Schedule 2, Part 6, Class A, of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.**

Referred to in your application dated 13th November 2025.

CONDITIONS:-

1. The development hereby permitted under Class A of Part 6 shall be completed within a period of 5 years from the date of this decision notice.

Reason: In accordance with condition A.2.(2)(vi) of Class A of Part 6, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Your attention is drawn to the following informatives

INFORMATIVES:-

1 EXTENT OF THE PRIOR APPROVAL

This written notice confirms that prior approval is required and approved for the proposed development.

Unless otherwise reserved for approval by a condition forming part of this permission, the developer is advised that the development must be carried out in accordance with the details provided in the application, unless the Local Planning Authority and developer agree otherwise in

writing. Details of the proposed scheme are included in the following plans and documents that accompanied the application to which this notice relates:

Application form

Covering letter dated 11 November 2025

Drawing no. DHA/35449/300 (Site Location Plan)

Drawing no. DHA/35449/301 (Existing Site Layout Plan)

Drawing no. DHA/35449/302 (Proposed Site Layout Plan)

2 PUBLIC RIGHTS OF WAY INFORMATIVE

Public Rights of Way NS239 runs to the east of the proposed development and may be affected by the application. Please be advised that a public right of way must not be stopped up, diverted, obstructed or the surface disturbed and there must be no encroachment on the current width, at any time now or in the future. This includes any building materials or waste generated during any of the construction phases. Please note that no furniture or fixtures may be erected on or across Public Rights of Way without the express consent of the Highways Authority.

3 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.

Dated: 10 December 2025

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

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