

Shorne Parish Council

————— Borough of Gravesham —————

Clerk & Responsible Officer
Shorne Village Hall
The Street
Shorne
Nr Gravesend
Kent DA12 3EA



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3rd November 2025

Application ref 20251030

2 Green Farm Cottages Lower Road Shorne Gravesend Kent DA12 3HT

Change of use of land to the keeping of horses, erection of a stable building and a hay barn and creation of sand-school

The Parish Council has no objection in principle to this proposal but additional information is needed.

The proposal is for a livery stable, so an agricultural business/employment use in the Green Belt and rural area.

There will be two very large buildings (12 horse stable with tack and washdown areas, and a feed barn), with a sand school and parking area, located east of existing farm buildings. As the new buildings are near to substantial existing ones, there should not be significant impact on nearby listed buildings although they will add to visual and landscape impact as a whole and particularly when viewed from lower ground.

The proposed built forms almost entirely occupy the land defined within the red line boundary, with no blue line area shown on the block and location plans, so it is not clear whether there is other associated land that will be used as paddocks for exercise, and for grazing.

With there not being any bridle paths in the area, there is also a question about what routes will be used for hacking/riding out from the stable as there would be safety concerns on and even crossing Lower Higham Road and Green Farm Lane due to conflicts with traffic.

Further information is also needed about drainage, sewerage, staff and user/visitor facilities, manure storage and management, bin storage and exterior lighting.

Other suggested Conditions:

- The access route, to be only via Green Farm from Green Farm Lane, should be formalised.
- Hours of operation should be defined.
- Conditions are needed preventing residential use/conversion.