

Gravesham Borough Council,
Planning Department,
Civic Centre,
Gravesend,
DA12 1AU

18th October 2024

To whom it may concern,

Town and Country Planning Act 1990 (as amended)

Former SGN Gasholders Site, Land on the east side of Canal Road, Gravesend, Kent, DA12 2RS

Planning Portal Reference: PP-13487291

On behalf of the Applicant, JH (Milton) Ltd and SGN Property Holdings Ltd (a subsidiary of Joseph Homes), please find enclosed a planning application for the change of use of the above site. The statutory application fee of £648.00 has been paid online via the Planning Portal.

Planning application reference 20240292 approved the temporary change of use of the site from decommissioned gasholders to open air storage until 31st July 2027. Attached to this temporary consent were a number of planning conditions relating to contamination, construction environmental management, pollution management and lighting which were required to be discharged prior to the use of the site for open storage purposes.

Since the grant of this temporary planning permission on 28th March 2024 the Applicant has sought to secure a tenant for the site. However, the temporary nature of the consent has been a key deterrent with interested parties unwilling to invest the significant sums required to implement the consent for a use which must cease by July 2027.

This application therefore seeks the permanent use of the site as open-air storage owing to the difficulty in securing a tenant for the site given the temporary nature of the extant permission. This application seeks planning permission for the following description of development

“Change of use to open storage (Use Class B8) with associated works, cycle and car parking”.

In support of this application the following documents have been provided:

/ Application Forms (including CIL Form 1) – prepared by Rolfe Judd Planning;

- / Site Location Plan – prepared by JTP Studios;
- / Pre-Existing and Existing Drawings – prepared by JTP Studios;
- / Planning, Design and Access Statement– prepared by Rolfe Judd Planning;
- / Transport Statement – prepared by SLR Consulting;
- / Air Quality Technical Note – prepared by PES;
- / Flood Risk Assessment and SUDs Strategy – prepared by PES; and
- / Ground Condition Desk Top Study – prepared by GCC.

The development proposal is fully in-keeping with the Council's vision for the Gravesend Riverside East and North East Gravesend Opportunity Area, as well as the Canal Road Gasholder Site, as outlined within the Local Plan Core Strategy. The proposal therefore fully accords with the planning policy for the area and we respectfully request that planning permission be granted.

Yours faithfully

Siofra Boyd

Siofra Boyd BSc. MSc. (Hons) MRTPI
Associate Director

For and on behalf of
Rolfe Judd Planning Limited