

Application: 20250258

**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: **Mr. Brian Cowland, Cowland Limited
C/O Janine Mustafa, Langleys Chartered Surveyors
249 Broadway
Bexleyheath
Bexley
DA6 8DB
United Kingdom**

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:

**Dering Industrial Park
Dering Way
Gravesend
Kent**

and being **Application for variation of condition 2 attached to planning permission reference number 20160114 for change of use of land to Use Class B8 Storage and Distribution together with formation of new access road; to allow for changes to the scale and siting of the approved B8 use class Plots (A, B, C, D and E) informed by the current layouts of occupied Plots A and B, Re-siting the approved shared central roadway via the existing security gate adjacent to Plot B, the central roadway would now be shared solely by Plots B, C, D and E with Plot A retaining independent gated access from the approved access road, as built and some changes to the siting of installations within each plot (e.g. septic tank, refuse points, noticeboards) to better suit the proposed layout and some changes to the siting of slot drains and storm water attenuation sites to better suit the proposed layout.** Your application dated 19th March 2025 is permitted subject to the following:-

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing
Site Location Plan dated 17.11.2016; and
Drawing No.DRAW/DW/0216/GLP - Existing Ground Level Plan;

Proposed
Drawing No. DRAW/DW/0325/001 - Proposed Site Layout Plan;
Drawing No. DRAW/DW/0325/002 - Proposed Detailed Layout and Installations Plan;
Drawing No. DRAW/DW/0325/003 - Proposed Surface Water Management Plan; and
Drawing No. DRAW/DW/0325/004 - Access Road Technical Drawing.

Supporting Documents

- o Cover Letter DW/0325 - dated 17th March 2025
- o Planning Statement (see cover letter for addendum);
- o Flood Risk Assessment (see cover letter for addendum);
- o Site Investigation Report (see cover letter for addendum);
- o Surface Water Drainage Statement (see cover letter for addendum);
- o Ecological Scoping Survey Phase 1 and 2;
- o Refuse Management Plan;
- o Biodiversity Strategy;
- o Hours of use (see cover letter for addendum);
- o Strategy for Lighting and Illumination;
- o Access Road Statement;
- o Travel Plan (see cover letter for addendum);
- o Code of Construction Document;
- o Dust Management Plan Document;
- o Surface Water Drainage (SuDS) Strategy - 19/06/2017 (with appendices A - D (see cover letter for addendum; and
- o Transport Statement.

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

2. The approved vehicular access shown on DRAW/DW/0325/004 shall be implemented in full prior to the approved use first commencing.

Reason In the interest of highway safety and in accordance with saved Policy T1 of Gravesham Local Plan First Review.

3. The construction of the development shall be in total accordance with the code of construction practice set out in document COCP/DW/1015 dated 16.10.15.

Reason In the interest of amenity and to provide mitigation during construction works for the benefit of local residents and in accordance with Policy CS19 of Gravesham Core Strategy (2014).

4. Within 12 calendar months of the date of commencement of the development, unless otherwise agreed in writing by the Local Planning Authority, the biodiversity strategy shown in document DS.04/DW/0216 shall be implemented in full.

Reason In order to mitigate the impacts of development upon existing local wildlife and biodiversity and in accordance with Policy CS12 of Gravesham Core Strategy (2014).

5. The artificial lighting to be erected on site shall be in total accordance with the details shown on the Strategy for Lighting and illumination (Sup.Doc.08) and no additional lighting shall thereafter be added without the prior written permission of the Local Planning Authority. For the avoidance of doubt the lights shall have an intensity average of 30 Lux with 120degree downward angle with no 'head-on' or 'uplighting' installed.

Reason In the interest of visual amenity and open landscape character of the site, including protection of local residents and wildlife and in accordance with Policy CS12 and CS19 of Gravesham Core Strategy.

6. The use hereby permitted shall not be open to customers outside the following times for each plot.

Plot A

06:00 to 18:00

Plot B

06:00 to 18:00

Plot C

24hr operation

Plots D + E 24hr access and operation.

Reason In the interest of protecting amenity of the nearby residential properties and in accordance with Policy CS19 of Gravesham Core Strategy 2014

7. Prior to the use hereby approved first commencing, details of the provisions for the on-site storage as set out in the Refuse management Plan (Sup.Doc.6) shall be provided on site. All waste shall be removed from site on a regular basis by a licensed waste carrier and disposed of at a licensed waste disposal site.

Reason In the interest of amenity and in accordance with Policy CS19 of Gravesham Core Strategy (2014) and Policy CSW3 of the Kent Minerals and Waste Local Plan (2015).

8. Upon commencement of the use, the approved Travel Plan submitted with this application shall be implemented and complied with at all times.

Reason In the interest of encouraging sustainable travel and reducing highway and air quality impacts on the Lion Roundabout junction that serves the site and in accordance with Policy CS01 and CS11 of Gravesham Core Strategy (2014).

9. Prior to any storage on the site the recommendations within the dust management Plan (DMP/DW/1015 dated 30.10.15) shall be implemented in order to control and manage dust on the site at all times.

Reason In the interest of protecting amenity of the nearby residential properties and in accordance with Policy CS19 of Gravesham Core Strategy (2014).

10. Notwithstanding the approved plans and details approved under application 20180988, no later than three months from the approval of this application, a detailed sustainable surface water drainage scheme for the site shall be submitted to and approved in writing by the local planning authority. The detailed drainage scheme shall demonstrate that the surface water generated by the development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100-year storm event) can be accommodated within the curtilage of the site and disposed of at greenfield runoff rates without increasing flood risk on or off-site. The drainage scheme shall also demonstrate that silt and pollutants resulting from the site use and construction can be adequately managed to ensure there is no pollution risk to receiving waters. The approved drainage scheme shall be implemented in full within six months of the approval of this application and shall thereafter be retained and maintained for the lifetime of the development.

Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding.

11. The use hereby permitted shall be for the open storage of goods and materials falling within Use Class B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended), and the site shall not at any time be used as a haulage yard or car breakers yard.

Reason In order that any alternative use of the site may be the subject of a separate planning application that the Local Planning Authority would wish to determine on its individual

merits having regard to issues of amenity, traffic safety and the prevailing planning policies.

12. No buildings, structures, portable buildings or other built development, whether of a temporary nature or not, shall be erected or placed on the land without the prior written permission of the Local Planning Authority having first been obtained.

Reason In the interest of protecting amenity of the nearby residential properties and protecting the open landscape nature of the site.

13. No goods or materials shall be stored or stacked on the site greater than 6 metres in height.

Reason In the interest of protecting amenity of the nearby residential properties and protecting the open landscape nature of the site.

14. No retail or wholesale sales shall take place from the site at any time.

Reason In order to restrict the level of traffic generated by the use; in the interests of highway safety.

15. The rating level of the noise from plant/equipment associated with this site (other than noise from the exit or entry of road vehicles), shall not exceed the existing background noise level. The noise levels shall be determined at the boundary with adjacent residential premises or at such other points agreed in writing with the Local Planning Authority. The measurements and assessments shall be made according to BS4142:1997.

Reason In the interest of protecting amenity of the nearby residential properties

16. An archaeological watching brief shall be carried out during any groundworks. In the event that archaeological remains are found on site then works shall cease, and shall not recommence, until such time that the applicant/developer has received written approval from the Local Planning Authority to a programme of archaeological work to be carried out in accordance with a written specification and a timetable, and having regard to the significance of the identified archaeology.

Reason To ensure that any identified features of archaeological interest are properly examined and recorded.

17. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters.

Reason To protect vulnerable groundwater resources.

18. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason To protect controlled waters from the risk of pollution in accordance with the requirements of the National Planning Policy Framework (NPPF).

19. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved works strategy and the effectiveness of any remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason To protect controlled waters from the risk of pollution in accordance with the requirements of the National Planning Policy Framework (NPPF).

20. Within 12 months of the date of this permission details of the implementation, maintenance and management of the sustainable drainage scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- a) a timetable for its implementation, and
- b) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.

Reason To ensure that any measures to mitigate flood risk and protect water quality on/off the site are fully implemented and maintained (both during and after construction), as per the requirements of paragraph 161 of the NPPF and its associated Non-Statutory Technical Standards.

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 Compliance with the Environmental Protection Act 1990 "Duty of Care" is essential. Advice on Solid Waste Management can be obtained from Waste Services on [01474] 337533.

3 Due to the siting of the development within the flood plain and the associated risk of flooding it is recommended that either the applicant or the future occupiers of the site register themselves with the Environment Agency's Flood Warning System to receive advanced information regarding possible flooding to allow evacuation measures to be implemented as necessary.

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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.

Dated: 13 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.