



Application for a Lawful Development Certificate for a Proposed use or development.
Town and Country Planning Act 1990: Section 192, as amended by section 10 of the Planning and
Compensation act 1991.

Town and Country Planning (Development Management Procedure) (England) Order 2015

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	
Suffix	
Property name	Broomfield Farm
Address line 1	Ifield Road
Address line 2	Meopham
Address line 3	
Town/city	Gravesend
Postcode	DA13 0QH
Description of site location must be completed if postcode is not known:	
Easting (x)	563647
Northing (y)	164946
Description	

2. Applicant Details

Title	Mr
First name	David
Surname	Brown
Company name	
Address line 1	47
Address line 2	Vicarage Close
Address line 3	Halling
Town/city	Rochester

2. Applicant Details

Country	United Kingdom
Postcode	ME2 1BH
Are you an agent acting on behalf of the applicant? ☐ Yes ☒ No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

No Agent details were submitted for this application

4. Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?
☒ Yes ☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

The proposal is for an oval shaped pond with a surface area of 0.7 acres, to hold a volume of 6,907,488 litres. Using agricultural machinery, the topsoil would be graded to one side, the main area dug out and lined, before reapplying the top soil over the perimeter of the pond to create raised banks. This would result in the water level being kept at the current ground level.

The pond would be filled by collecting rain water through the wet season, to then use as irrigation on fruit and vegetable crops during the growing season.

The site has been chosen as it's a natural low lying area that regularly floods from rainwater run off.

Does the proposal consist of, or include, a change of use of the land or building(s)?
☒ Yes ☐ No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

The creation of a pond on this site will change the current arable land to a water catchment pond.

The pond would be a permanent feature at Broomfield Farm and it's intended use of the pond would be water extraction for crop irrigation throughout the summer growing season. The irrigation would be via agricultural machinery including tankers and tractors.

The profile of the land is currently barren arable land, the installation of a pond with a raised bank will hide the water surface, with the view to neighbouring properties being a grass bank ad surrounding arable/crops.

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

Currently arable land, most recently used for growing strawberries, which was last used in July 2020.

Has the proposal been started?
☐ Yes ☒ No

5. Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

Broomfield farm consists of 75 acres of mixed arable land, with the proposed pond surface area of only 0.7 acres. The pond site is currently classed as arable land. The land and surrounding farm area is not subject to certain limitations and conditions, including; not being a Site of Special Scientific Interest (SSSI), not being on a flood plain, not a Nitrogen Vulnerable Zone (NVZ), not an Area of Outstanding Natural Beauty (AONB), not a conservation area, not a national park or an archaeological site. The project will also not impact on any neighbouring sites of the above limitations and conditions.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

DBrown - Broomfield Farm - Overview of proposed pond site
DBrown - Broomfield Farm - Photographs of proposed pond area
DBrown - Broomfield Farm - Side profile of proposed pond and bank creation
DBrown - Broomfield Farm - Side profile of proposed pond

5. Grounds for Application

Select the use class that relates to the existing or last use. Please note that following changes to Use Classes on 1 September 2020, the list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Other

Other

Agricultural crop production

Information about the proposed use(s)

Select the use class that relates to the proposed use. Please note that following changes to Use Classes on 1 September 2020, the list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Other

Other

Agricultural water catchment pond

Is the proposed operation or use

☒ Permanent ☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

Upon consulting our local Gravesham planning office, we were advised to apply for an LDC, to ensure that the project fell within agricultural operations and therefore did not require full planning. It's our interpretation that the Town and Country Planning Order 2015, states that operations for the purpose of agriculture are exempt from planning.

The primary requirement for a pond is that the business needs significant water at dryer times of the year to irrigate crops. According to Kent County Council the South East is known for being a considerable dry part of UK and is known for over extraction of the water table. As a responsible local business we feel it would be beneficial to both the community and ourselves for us to be able to collect and store rainwater for it to be then utilised to grow crops for the local community through our PYO business.
An additional concern that has lead to the need for a pond is significant flood damage through crop loss and soil erosion on the site in question every winter. The pond will help stop the erosion of our fields and therefore any leeching or crop loss.

6. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

7. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	Mrs
First name	
Surname	
Reference	

Date (Must be pre-application submission)

7. Pre-application Advice

04/06/2021

Details of the pre-application advice received

Mrs Waterman suggested to submit a Lawful Development Certificate, as this would determine whether or not a proposal would be lawful.

8. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

9. Interest in the Land

Please state the applicant's interest in the land

- ☐ Owner
- ☒ Lessee
- ☐ Occupier
- ☐ Other

If Lessee or Occupier, please give details of the owner and state whether they have been informed in writing of this application

10. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)

11/11/2021