

Application: 20260696

**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: **Evesham Properties Limited
C/O Mrs Isabelle Adaway, Hobbs Parker
Romney House
Monument Way
Orbital Park
Ashford
TN24 0HB**

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:

**Queens Farm
Queens Farm Road
Shorne
Gravesend
Kent**

and being **Change of use of the existing livestock building to create x5 light industrial (Use Class Eg(iii) / storage (Use Class B8) units with x1 agricultural unit and installation of roof-mounted solar panels, along with the conversion of an existing agricultural unit in a building to the west of the site to a workshop (Use Class E).** Your application dated 29th July 2026 is permitted subject to the following:-

1. The development hereby permitted shall be begun not later than 3 years following the date of this permission.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Drawing no. 9446-A-L-(01)-0001 Rev. P01 (Site Location Plan)
Drawing no. 9446-A-L-(01)-0002 Rev. P01 (Existing Block Plan)
Drawing no. 9446-A-L-(01)-0004 Rev. 1st (Existing Elevations)
Drawing no. 9446-A-L-(01)-0003 Rev. P01 (Existing Floor Plans and Elevations)
Drawing no. 9446-A-L-(01)-0005 Rev. P01 (Existing Barn 02 Elevations and Floor Plan)
Drawing no. 9446-A-L-(01)-0006 Rev. P01 (Existing Barn 02 Plans and Sections)

Drawing no. 9446-A-L-(03)-0001 Rev. C (Proposed Block Plan)
Drawing no. 9446-A-L-(03)-0002 Rev. D (Proposed Plans and Section)

Drawing no. 9446-A-L-(03)-0003 Rev. C (Proposed Elevations)
Drawing no. 9446-A-L-(03)-0004 Rev. P01 (Proposed Barn 02 Elevations and Floor Plan)
Drawing no. 9446-A-L-(03)-0005 Rev. P01 (Proposed Barn 02 Plans and Section)
Drawing no. Q53071_001 (PV Layout)
Drawing no. Q53071_002 (Side Elevations)
Drawing no. Q53071_003 (Detailed PV Layout)

Supporting Documents:

Application form
Planning Statement (1st July 2026)
Design and Access Statement (22.05.2026)
Transport Statement (11 June 2026)
BREEAM Refurbishment 2014 Pre-assessment (20/05/2026)
Energy Statement (25 June 2026)
Flood Risk Assessment (14th May 2026)
Heritage Statement
Noise & Vibration Impact Assessment (May 2026)
Preliminary Roost Assessment (Bats) and Nesting Bird Assessment
Justification Statement (June 2026)
Photographs of Queens Farm

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

3. External facing materials and hard surfacing for the development hereby permitted shall be in accordance with the details indicated on the approved plans and application form.

Reason: To ensure a satisfactory visual development in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

4. The bin and cycle storage shown on the approved plans shall be installed prior to the first use of the development hereby permitted and shall be retained thereafter.

Reason: In the interests of amenity and sustainability, in accordance with the requirements of Policies CS11 and CS19 of the Gravesham Local Plan Core Strategy 2014.

5. The development hereby permitted shall be carried out in full accordance with the recommendations set out in Preliminary Roost Assessment (Bats) and Nesting Bird Assessment (April 2026), including avoidance, mitigation and ecological enhancement measures.

Reason: In the interests of ecology, in accordance with the requirements of Policy CS12 of the Gravesham Local Plan Core Strategy 2014.

6. The development hereby permitted shall not be illuminated at any time prior to the details and specifications first being submitted to and approved in writing by the Local Planning Authority. Any external lighting plan must demonstrate that the lighting has been designed to illuminate the ground only and shall be produced in accordance with the Bats and artificial lighting guidance note produced by the Bat Conservation Trust and the Institution of Lighting Professionals. Details should include the type and locations of external lighting, as well as the expected light spill in lux levels to demonstrate that areas to be lit will not adversely impact biodiversity or amenity. All external lighting will be installed in accordance with the approved specifications and locations set out in the plan and will be maintained until no longer required, whereupon the lighting shall be removed and the land restored.

Reason: In order to limit the impact of the lighting on wildlife and amenity with regard to Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014.

7. Prior to the first use of the site, the visibility splays shown on the submitted plans in the Transport Statement (drawing number 25173-MA-XX-XX-DR-C-0100, revision P01) shall be provided and maintained with no obstructions over 1.05 metres above carriageway level within the splays.

Reason: In the interests of highway safety, in accordance with the requirements of Policy CS11 of the Gravesham Local Plan Core Strategy 2014.

8. The vehicle parking spaces shown on the submitted plans in the Transport Statement (drawing number 9446-A-L-(03)-0001, revision P02) shall be provided prior to the first use of the site in the manner hereby permitted and shall be retained thereafter.

Reason: In order to ensure sufficient parking provision, in accordance with the requirements of Policy CS11 of the Gravesham Local Plan Core Strategy 2014.

9. Any entrance gates must open away from the highway and must be set back a minimum of ten metres from the edge of the highway.

Reason: In the interests of highway safety, in accordance with the requirements of Policy CS11 of the Gravesham Local Plan 2014.

10. The alterations to the access shown on the approved plans shall include the use of a bound surface for a minimum of the first ten metres of the access from the edge of the highway.

Reason: In the interests of highway safety, in accordance with the requirements of Policy CS11 of the Gravesham Local Plan 2014.

11. Details of measures to prevent the discharge of surface water onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The works shall be undertaken in accordance with the approved details prior to the first use of the site in the manner hereby permitted, and shall be maintained thereafter.

Reason: In order to mitigate surface water run-off which would contribute to the risk of surface water flooding and highway safety, in accordance with Policy CS11 of the Gravesham Local Plan Core Strategy 2014.

12. The proposed industrial units shall be constructed in accordance with the sound insulation details given in Section 5 of the Noise & Vibration Impact Assessment (May 2026).

Reason: In the interests of residential amenity, in accordance with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

13. The rating noise from fixed building services/mechanical plant/equipment associated with the development shall be at least 10dB below the existing LA90 background level at the nearest noise sensitive receptors (i.e. dwellings) when measured and assessed in accordance with BS4142:2014. Background noise levels from the 'Noise and Vibrational Impact Assessment' dated May 20026 by MRL Acoustics (Report Ref: MRL/100/2276.1v1) can be used in any assessment.

Reason: In the interests of residential amenity, in accordance with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

14. No equipment associated with the operation of any of the commercial units shall be used outside of the units, and doors and windows shall remain closed at all times.

Reason: In the interests of residential amenity, in accordance with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

15. The use hereby permitted shall operate between the hours of 08.00 to 18.00 Mondays to Fridays only.

Reason: In the interest of residential amenity, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

16. There shall be no open storage on the site at any time.

Reason: In the interests of the visual amenity of the site and surrounding rural area, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

INFORMATIVES:-

1 WORKS OF CONSTRUCTION

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.

2 MAINS DRAINAGE

The foul sewage shall be removed by means of the mains drainage system and not by the use of non-mains sewerage systems, unless connection to the drainage system is not reasonably practicable. If foul sewage is to be removed using non-mains sewerage systems, a sewage treatment plant or septic tank system will be considered in preference to a cesspool. Such a system may require the prior consent of the Environment Agency under the terms of the Water Resources Act 1991. Applicants are therefore advised to discuss their requirements with the Environment Agency at the earliest opportunity. It should be ensured that the septic tank or cesspool is of adequate capacity to serve the proposed development and suitable access and hardstanding area shall be maintained to it on site.

4 DEVIATION FROM APPROVED PLANS

It is possible that any proposed deviation from the approved plans could be classed as a 'material' change requiring a further application/permission. In the event that any change is proposed, applicants are advised to seek advice from the Local Planning Authority [as proceeding without the necessary permissions could nullify this permission].

5 BUILDING REGULATIONS CONSENT

The granting of planning permission is independent from the granting of Building Regulations consent (which may, or may not, be required). In the event of a change to the scheme granted planning permission being required to satisfy the Building Regulations, applicants are advised to seek advice from the Local Planning Authority [as proceeding without the necessary permissions could nullify this permission]. Please contact <https://www.stgbc.org.uk/> for further information and to make an application.

6 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 Policy DM3(1)(a) of the National Planning Policy Framework (NPPF) 2026, the Local Planning Authority (LPA) has approached the assessment and determination of this application in a positive and proactive manner. Where necessary the LPA has worked with the applicant to seek solutions to problems arising from initial proposal, ensuring a timely decision that is in accordance with the Development Plan for the area.

7 KENT COUNTY COUNCIL HIGHWAYS

Any changes to or affecting the public highway in Kent require the formal agreement of the Highway Authority, Kent County Council (KCC), and it should not be assumed that this will be a given because LPA planning permission has been granted.

For this reason, anyone considering works which may affect the public highway, including any highway-owned street furniture or landscape assets such as grass, shrubs and trees, is advised to engage with KCC Highways and Transportation at an early stage in the design process.

Across the county there are pieces of land next to private homes and gardens and near the highway that do not look like roads or pavements but are actually part of the public highway.

Some of this highway land is owned by Kent County Council whilst some is owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil.

Works on private land may also affect the public highway. These include works to cellars, to retaining walls which support the highway or land above the highway, and to balconies, signs or other structures which project over the highway. Such works also require the approval of the Highway Authority.

Kent County Council has now introduced a pre-application advice service in addition to a full formal technical approval process for new or altered highway assets, with the aim of improving future maintainability. Further details are available on our website below:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>.

This process applies to all development works affecting the public highway other than applications for vehicle crossings, which are covered by a separate approval process. Further details on this are available on our website below:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/apply-for-a-dropped-kerb/dropped-kerb-contractor-information>

Once planning approval for any development has been granted by the LPA, it is the responsibility of the applicant to ensure that before development commences, all necessary highway approvals and consents have been obtained, and that the limits of the highway boundary have been clearly established, since failure to do so may result in enforcement action being taken by the Highway Authority.

The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under the relevant legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

Further guidance for applicants, including information about how to clarify the highway boundary and links to application forms for vehicular crossings and other highway matters, may be found on Kent County Council's website: <https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>. Alternatively, KCC Highways and Transportation may be contacted by telephone: 03000 418181.

8 KENT POLICE

The applicant should be aware of the recommendations from Kent Police on this application. You can view the response on the Council's website: <https://plan.gravesham.gov.uk/online-applications/>

0 ENVIRONMENT AGENCY ADVICE

Flood mitigation

The development lies within Flood Zone 2 and falls under our FRSA (as above). The developer may wish to include additional measures to mitigate the impact of more extreme future flood events. Measures could include raising ground or finished floor levels and/or incorporating flood proofing measures. Further guidance on preparing properties for flooding can be found at <https://www.gov.uk/government/publications/prepare-your-property-for-flooding>.

Flood risk issues not within the EA's direct remit

The following issues are not within the EA's direct remit or expertise, but nevertheless may be important considerations for managing flood risk for this development. Prior to deciding this application, we recommend that consideration is given to the issues below. Where necessary, the advice of relevant experts should be sought.

- o Adequacy of rescue or evacuation arrangements
- o Details and adequacy of an emergency plan
- o Provision of and adequacy of a temporary refuge
- o Details and adequacy of flood proofing and other building level resistance and resilience measures
- o Details and calculations relating to the structural stability of buildings during a flood
- o Whether insurance can be gained or not
- o Provision of an adequate means of surface water disposal such that flood risk on and off-site isn't increased

Connection to mains foul drainage

Government guidance contained within the national Planning Practice Guidance (Water supply, wastewater and water quality - considerations for planning applications, paragraph 020) sets out a hierarchy of drainage options that must be considered and discounted in the following order:

- o Connection to the public sewer
- o Package sewage treatment plant (adopted in due course by the sewerage company or owned and operated under a new appointment or variation)
- o Septic Tank

Foul drainage should be connected to the main sewer. Where this is not possible, under the Environmental Permitting Regulations 2016 any discharge of sewage or trade effluent made to either surface water or groundwater will need to be registered as an exempt discharge activity or hold a permit issued by the Environment Agency, additional to planning permission. This applies to any discharge to inland freshwaters, coastal waters or relevant territorial waters.

Please note that the granting of planning permission does not guarantee the granting of an Environmental Permit. Upon receipt of a correctly filled in application form we will carry out an assessment. It can take up to 4 months before the EA are in a position to decide whether to grant a permit or not.

Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24-hour period must comply with General Binding

Rules provided that no public foul sewer is available to serve the development and that the site is not within an inner Groundwater Source Protection Zone.

A soakaway used to serve a non-mains drainage system must be sited no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul soakaway and not less than 50 metres from the nearest potable water supply.

Where the proposed development involves the connection of foul drainage to an existing non-mains drainage system, the applicant should ensure that it is in a good state of repair, regularly de-sludged and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of the development.

Where the existing non-mains drainage system is covered by a permit to discharge then an application to vary the permit will need to be made to reflect the increase in volume being discharged. It can take up to 13 weeks before the EA decides whether to vary a permit.

Dated: 17 September 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.