

GRAVESHAM BOROUGH COUNCIL

PRE-APPLICATION RESPONSE

Pre-App Ref:	PRE20200330
Site Address:	Starwood Pear Tree Lane Shorne DA12 3JU
Proposal:	Demolition of existing buildings to the rear of the existing residential property and the erection of a detached chalet bungalow.
Applicant:	Mr Terry Russell
Agent:	Paul Nicholls, Graham Simpkin Planning
Ward:	Shorne, Cobham and Luddesdown
Parish:	Shorne
Site Inspection:	22 October 2020
Meeting:	22 October 2020

The Site and Surroundings

Starwood is a detached dwelling located on the north side of Pear Tree Lane Shorne set within large grounds and located within a ribbon of housing in the countryside and Green Belt outside of the rural settlement of Shorne (see site location plan below).



It is, according to the statement accompanying this pre-application enquiry, located within a 0.6-hectare plot of residential land, which forms part of the applicant's wider site ownership that extends to another 10.2 hectares in total, inclusive of a 7-hectare woodland and 2.2-hectare paddock. The aerial photo below shows the site in 2020.



The existing dwelling is a large extended chalet bungalow with gable ends and a central eyebrow dormer at the front. It was originally built in the early 1960's. It is white painted with a plain tiled roof. There is a standalone double garage in front of the dwelling at its eastern side.

There is an access drive on the west side of the dwelling frontage, constructed in 2018, that beyond the front of the dwelling is gated and then continues to a field beyond and behind the immediate dwelling curtilage which contain a number of stable buildings (timber with corrugated roofs) and some containers. There is an exercise area for the applicant's horses and a large hay barn building (22m by 7m) which is of more recent origins, built 2 years ago, on this grassed area. There are some trees including conifers next to the stables. There is a small hardstanding area in front of the stables and also next to the access drive where vehicles are parked. There is some lighting on poles next to the containers/stables on the site.

Beyond this enclosed paddock there are further open fields/paddocks to the north, with more undulating land and with clumps of woodland. There is also a separate vehicle access to Starwood on the eastern side of the frontage on to Pear Tree Lane.

Immediately to the west of the site is an enclosed field and to the east is woodland and garden land.

The specific site to which this pre-application enquiry relates is the paddock containing a number of buildings, and which is a roughly rectangular plot of land 58m by 25m (0.14 hectares).

Planning History

The planning history relating to Starwood and the land to the rear in chronological order is as follows:

19480151: Erection of a dwelling. Permission 23.06.1949

19570315: Stationing of a caravan for storage purposes. Granted Temporary Permission 09.02.1960

19570314: Stationing of a caravan for weekend use. (Date App. Rec. 15.12.1956) Application Permitted 16.01.1959

19570254: Stationing of caravan for week-end use. Application Permitted 23.12.1957

19600015: Erection of bungalow and garage. Application Permitted 26.02.1960

19750235: Demolition of existing lean to and conservatory and erection of 2 storey extension at rear and single storey extensions at side for garages and workshops and formation of rooms in roof space. Application Refused 08.07.1975

19750472: Alterations and additions to provide additional living accommodation and erection of a detached garage. Application Permitted 19.08.1975

19770083: Erection of a carport. Application Withdrawn 03.03.1977

19800995: Erection of a two storey rear extension to form enlarged lounge with two bedrooms at first floor level. Application Permitted 13.01.1981

19820776: Retention of car port at the side. Application Permitted 04.02.1983

19870855: Formation of a vehicular access on to a classified road. Application Withdrawn 16.03.1989

19910032: Section 64 determination as to whether planning permission is required for the use of part of the ground floor as a guest house for 3 no. paying guests. Planning permission is required 14.02.1991

19910126: Conversion of the existing detached double garage at the front into a dwelling incorporating the construction of dormer extensions in the northern and southern roof slopes and erection of a covered walkway linking it to the existing dwelling. Application Refused 26.04.1991

19910379: Conversion of and single storey extension to the existing car port at the side to form lounge/ dining area, kitchen, w.c. and entrance hall. Application Permitted 16.07.1991

19910714: Demolition of s/s lean-to on east elevation; erection of 1st floor extension on west elevation to form bedroom; construction of eyebrow dormer in the south roof slope & 2nd dormer windows in the north roof slope & erection of single storey infill extension on the north elevation to form enlarged kitchen. Application Permitted 10.01.1992

20010321: Erection of a detached double garage in the front garden with storage in the roof space and external staircase on the side elevation - Refused. Erection of an open porch on the front elevation - Permitted (Split decision 17.08.2001)

20050529: Application for Lawful Development Certificate in respect of the proposed erection of a stable block with tack and feed store and a hay barn within the residential curtilage. Application Permitted 22.08.2005

20050675: Application for a Lawful Development Certificate in respect of the proposed construction of a dormer extension in both of the side roof slopes of the detached garage at the front. Certificate Refused 20.10.2005

20050912: Variation of condition (iii) of planning permission reference number GR/74/472 for erection of a detached garage; to allow the store in the roof space above the garage to be used as a hobby room and construction of dormer extensions in both side roof slopes of garage to provide enlarged roofspace for the hobby room/store. Application Permitted 15.12.2005

20060227: Construction of a sand ménage. Application Withdrawn 07.03.2007

20130450: Formation of an additional vehicular access onto a classified road. Application Permitted 05.02.2014

20171122: Formation of an additional vehicular access and driveway onto a classified road. Permitted 04.04.2018

Proposal

This pre-application enquiry is for advice on the demolition of existing buildings to the rear of the existing residential property and the erection of a detached chalet bungalow.

The submission includes a planning statement (ref 2863.PN, August 2020) and the following plans:

Drawing No 2863 02 Existing Block Plan;
Drawing No 2863 05 Block Plan with Aerial View overlay.

There are no plans or details relating to the proposed chalet bungalow in respect of its design, size or siting. The planning statement says:

The applicants wish to demolish buildings within the subject northern part of the existing residential curtilage and erect a sensitively sited detached dwelling for them to live in. The applicants are keen to retire and live in a smaller property and within a smaller curtilage, by comparison to the large existing dwelling that sits within a 0.6ha parcel of land. As such, the applicants will also be reducing the extent of the stabling use within the application site and the associated grazing of horses that occurs within

the paddock further to the north and beyond the identified application site (a designated Local Wildlife Site, subject to policy CS12). The siting of the dwelling is likely to reflect that of an existing barn, but on a larger footprint taking account of the buildings to be demolished (with one or two buildings retained for the continuing stabling/grazing uses).

The proposal is therefore for a separate dwelling from the current residential curtilage and not as an annexe.

The Applicants Assessment

Green Belt

In terms of the applicant's agent's assessment of the development as set out in their planning statement they consider that the development would not be contrary to any of the five purposes of including land within the Green Belt.

They state:

The proposal is confined to being within the existing residential curtilage and will be proposing a non-material increase in built form. It would be possible to demonstrate that the proposal will not result in encroachment into the countryside;

Also in relation to development in the Green Belt they suggest the development could be considered under the exemptions in paragraph 145(d) or (g) of the NPPF and not involve replacement built form that would be materially larger than already exists, and in relation to paragraph 146 of the NPPF the proposal does not involve a material change in the use of the land.

The applicants suggest that *the existing stable buildings are Class E structures, deemed to be incidental to the dwellinghouse as is proven by the granting of a certificate for the existing large stable building.*

They say that *the land that the proposed buildings would sit on is already lawfully in residential use and therefore be possible to propose a development that would meet the tests in either paragraph 145(d) or (g).*

They suggest that *there is an opportunity to improve the openness of the Green Belt, by consolidating the built form to the lower, less publicly visible part of the site* and indicate that they would accept restrictions on future permitted development rights. They also suggest that landscaping will enhance the visual aspect of openness.

Access

They suggest that the access arrangement as proposed would not result in any material increase in use of either of the vehicular accesses, to the point that there would be an unacceptable impact on highway safety.

Amenity and Character Impact

They suggest that there are *many examples of long access roads providing access to backland dwellings along this stretch of Pear Tree Lane. Therefore, the proposed form and layout would not be out of keeping with the prevailing character of*

development in the area. In any case, it is difficult to see how it would be possible to suggest that such a layout would cause any material harm.

Five-year Housing Land Supply

They also suggest that the development is justified as the Council is not able to demonstrate an up to date five-year Housing Land Supply

Development Plan and other related Planning Policies and Guidance

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Borough Council to determine planning applications in accordance with the development plan unless material considerations indicate otherwise. Where there are other material considerations, the development plan should be the starting point, and other material considerations should be taken into account in reaching a decision. One such consideration will be whether the plan policies are relevant and up to date.

The Development Plan for Gravesham currently comprises:

- Gravesham Local Plan Core Strategy and Policies Map, September 2014;
- Saved policies in the Gravesham Local Plan First Review, November 1994; and
- Kent Minerals and Waste Local Plan 2013 - 2030 (July 2016)

There are a number of other planning policy documents which are of some relevance to the consideration of planning applications and are material considerations, including national planning advice and guidance in the National Planning Policy Framework (NPPF), the National Planning Practice Guidance (NPPG), and supplementary planning guidance and where they exist neighbourhood plans. There are currently no relevant neighbourhood plans.

Previous decisions on planning applications and appeals relating to the site and relevant case law etc. are also capable of being material considerations.

Local Planning Guidance

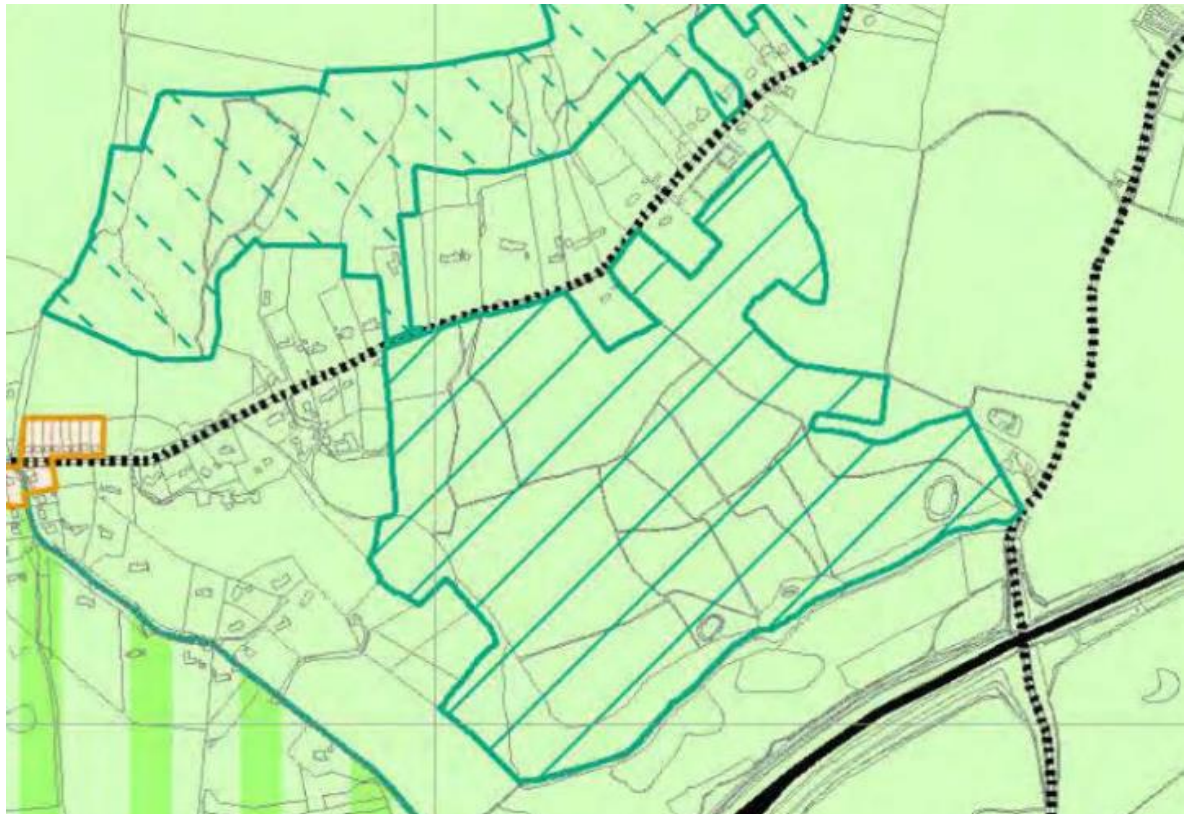
Gravesham Local Plan Core Strategy, September 2014

The Core Strategy sets out the Council's spatial vision and strategic objectives for the Borough to 2028 and the policies which will deliver them. It identifies the main areas where major change is likely to take place and allocates sites which are key to achieving the strategy.

The whole of the application site (Starwood, its curtilage, the stable area and the paddocks and woodland) is shown as being within a Green Belt area in the Gravesham Local Plan Policies Map.

Immediately to the north of the paddock/stable area of the site the land and woodland is within a local wildlife site. Pear Tree Lane is a local distributor road.

An extract from the Local Plan Policies Map is shown below.



GRAVESHAM LOCAL PLAN POLICIES MAP

-  Plan Area: Borough Boundary (CS01)
-  Opportunity Areas (CS03-CS06)
-  Key Sites (CS03-CS06, CS21)
-  Highways Network Primary Distributor (T1-T3)
-  Highways Network District Distributor (T1-T3)
-  Highways Network Local Distributor (T1-T5)
-  Highways Safeguarding (T6)
-  Crossrail Safeguarding (CS11)
-  High Speed 1 Safeguarding (CS11)
-  Wharves Safeguarding (CS07, CS11)
-  Rural Settlements inset from Green Belt (CS02)
-  Special Protection Area (CS12)
-  Special Area of Conservation (CS12)
-  Ramsar Site (CS12)
-  Sites of Special Scientific Interest (CS12)
-  Area of Outstanding Natural Beauty (CS12)
-  Local Wildlife Sites (CS12)
-  Urban/Rural Areas Boundary (CS02)
-  Green Belt (CS02)

The following development plan policies in the Gravesham Local Plan Core Strategy are of relevance and will be taken into account should you submit a planning application for the development:

Core Strategy Policy CS01: Sustainable Development
Core Strategy Policy CS02: Scale and Distribution of Development
Core Strategy Policy CS11: Transport
Core Strategy Policy CS12: Green Infrastructure
Core Strategy Policy CS14: Housing Type and Size
Core Strategy Policy CS15: Housing Density
Core Strategy Policy CS18: Climate Change
Core Strategy Policy CS19: Development and Design Principles
Core Strategy Policy CS20: Heritage and the Historic Environment

Policy CS01 (Sustainable Development) embeds the presumption in favour of sustainable development contained in paragraph 11 of the NPPF in the Local Plan.

Policy CS02 (Scale and Distribution of Development) makes a commitment to meeting the Borough's objectively assessed need for 6,170 new dwellings over the plan period and outlines where new development will take place. The strategy prioritises development in the urban area by promoting regeneration by:

- the redevelopment and recycling of underused, derelict and previously developed land;
- revitalising Gravesend Town Centre as a focal centre for small scale office development; and
- bringing forward a range of suitable sites for residential and employment development.

Paragraph 4.2.27 indicates that in the rural area, development will be supported within those rural settlements inset from the Green Belt and defined on the Policies Map. Development outside those settlements, including affordable housing and proposals to maintain and diversify the rural economy, will be supported where it is compatible with national policies for protecting the Green Belt and policies in this plan. The extent of the Green Belt is defined on the Policies Map.

Policy CS11 (Transport) sets out that new developments should mitigate their impact on the highway and public transport networks as required. As appropriate, transport assessments and travel plans should be provided and implemented to ensure the delivery of travel choice and sustainable opportunities for travel. Sufficient parking in new development will be provided in accordance with adopted parking standards reflecting the availability of alternative means of transport and accessibility to services and facilities.

Policy CS14 (Housing Type and Size) expects new housing development to provide a range of dwelling types and sizes, taking into account the existing character of the area and evidence of local need to create sustainable and balanced communities.

Policy CS15: (Housing Density) states that sites will be delivered at a variety of densities, depending on their location and accessibility to public transport. It states that all new housing will be developed at a density that is consistent with achieving good design and does not compromise the distinctive character of the area in which it is situated. Subject to this overriding consideration, within the urban area, new residential development will be expected to achieve a minimum density of 40

dwellings per hectare. In the rural area new residential development will be expected to achieve a minimum density of 30 dwellings per hectare.

Policy CS18 (Climate Change) seeks to ensure that Water Framework Directive objectives are secured and that the impact of development on waste water drainage systems is minimised. Surface water run-off from all new development should, as a minimum, have no greater adverse impact than the existing use. It requires the use of Sustainable Drainage Systems where technically and financially feasible. It requires the water efficiency measures to be installed to achieve the equivalent of level 3/4 of the Code for Sustainable Homes (105 litres per person per day)¹

Policy CS19 (Development and Design Principles) sets out detailed criteria against which the acceptability or otherwise of proposed development will be evaluated. In particular, it requires new development to be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the local built, historic and natural environment, integrate well with the surrounding local area and meet anti-crime standards. The design, layout and form of new development will be derived from a robust analysis of local context and character and make a positive contribution to the street scene and to the character of the area.

It requires account to be taken of the scale, height, building lines, layout, materials and other architectural features of adjoining buildings and of the wider context including features of townscape and landscape value, which contribute to local character and sense of place.

It requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land and avoid adverse environmental impacts from pollution. New residential development is required to accord with the adopted Residential Layout Guidelines and will be required to provide appropriate levels of private and public amenity space.

Proposals should include details of appropriate hard and soft landscaping, protect and where opportunities arise enhance biodiversity and provide appropriate facilities for the storage and disposal of waste.

Policy CS20 (Heritage and the Historic Environment) gives a high priority towards the preservation, protection and enhancement of its heritage and historic environment as a non-renewable resource, central to the regeneration of the area and the reinforcement of sense of place. Particular attention in this regard will be focused on those heritage assets most at risk. When considering the impact of a proposed development on a designated heritage asset, the weight that will be given to the asset's conservation value will be commensurate with the importance and significance of the asset. For non-designated assets, decisions will have regard to the scale of any harm or loss and the significance of the heritage asset.

Gravesham Local Plan First Review 1994

The Gravesham Local Plan First Review was originally adopted in November 1994.

¹ Now equivalent to 110 litres per person per day as required by National Standard – see GBC Housing Standards Policy Statement (2015) at http://www.gravesham.gov.uk/__data/assets/pdf_file/0016/201625/Housing-Standards-Policy-Statement.pdf

A substantial number of policies of the Gravesham Local Plan First Review were saved by a Direction dated 25 September 2007 of the Secretary of State under paragraph 1 (3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 as transitional arrangements pending adoption of the Core Strategy.

Those Local Plan First Review policies that remain in force are listed in Appendix 1 of the Local Plan Core Strategy. The remaining saved policies will be replaced following the adoption of the Site Allocations and Development Management Policies Development Plan Document.

The following remaining saved policies are relevant to the consideration of this proposal:

Policy T1: Impact of Development on the Highway Network

Policy T2: Channel traffic to the Primary and District Distributor Network

Policy T3: Development not well related to the Primary and District Distributor Network

Policy T4: Development outside the Built-Up Area

Policy T5: New Accesses onto Highway Network

Policy P3: Vehicle Parking Standards

Saved Policy T1 requires that all proposed developments are adequately served by the highway network identified on the Proposals Map.

Saved Policy T5 requires that the formation of new accesses or the intensification of use of existing accesses to the roads forming the highway network shown on the Proposals Map, will not normally be permitted, except where no danger would arise and where a properly formed access can be created in a location and to a standard acceptable to the Local Planning and Highway Authorities.

Saved Policy P3 requires development to make provision for vehicle parking, in accordance with the Kent County Council Vehicle Parking Standards, as interpreted by Gravesham Borough Council, unless justified as an exception. All vehicle parking provision should normally be made on the development site.

Review of Local Plan

Paragraph 33 of the NPPF (2019) sets out those policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and The review found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02 due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2019), the Council will also seek to replace these.

Gravesham Local Plan Regulation 18 Stage 2 Consultation Part 2: Draft Development Management Policies Document October 2020

The Council published in 2020 a Regulation 18 (stage 2) consultation on its proposed Development Management Policies Document, replacing the 2018 Stage 1 version, which will in due course form part of and update the Gravesham Local Plan. Under paragraph 48 of the NPPF, policies in this document may be accorded weight in the decision making process with this varying according to its stage of preparation; the extent to which there are unresolved objections; and the degree of consistency of policy with those in the Framework. As the Development Management Policies Document is at an early stage and the fact that the consultation has only recently concluded, the policies therein should at this stage be given very limited weight. It should be noted, in any event, that many of the relevant policies reflect those set out in the Framework and for the purposes of this pre-application these should be relied on instead.

The following draft policy from the Regulation 18 (Stage 2) Development Management Policies Document (2020) is considered relevant to the consideration of this pre-application enquiry, albeit the weight that may be accorded it is limited.

- Proposed Policy GB5: Extensions, Replacement Buildings and Ancillary Development in the Green Belt;

Paragraph 3.6.3 states:

There are occasions when residents and businesses wish to replace an existing building with a new one. National planning policy allows such development providing the new building is in the same use and not materially larger than the one it replaces. In assessing whether a replacement building is materially larger than the existing one and otherwise acceptable in Green Belt terms, the Council will compare their relative sizes and changes in built form. The location of the replacement building within the site may also be an important factor.

Paragraphs 3.6.5 and 3.6.6 state:

In considering whether an extension is proportionate, or a replacement building is materially larger, the Council will have regard to the total size of the development including any basement and habitable loft space. Where this results in a proposal being considered 'inappropriate' development in the Green Belt, it will be for the applicant to demonstrate that there are 'very special circumstances' that clearly outweigh Green Belt harm and any other harm.

When submitting an application for either an extension or a replacement building, the applicant will need to provide an assessment comparing the existing and proposed development in terms of footprint, floorspace, volume, height and any other changes in built form. The information provided should also include details of the proportion of the site that is developed/undeveloped and the distribution of development/ hard standing and open space across the site.

The policy GB5 says:

Replacement Buildings

Paragraph 3.6.14. Proposals for the replacement of an existing building * in the Green Belt will only be permitted where the new building is in the same use and will not result in a materially larger building unless justified by very special circumstances that clearly outweigh harm to the Green Belt and any other harm. The following will be taken into account in determining whether the proposal is materially larger:

- its footprint, floorspace, ** volume and height compared to the existing building; and
- its scale and mass compared to the existing building.

3.6.15. In addition to the above, Core Strategy Policy CS19 will apply in determining whether the design of any proposed replacement building is appropriate, having regard to the presence of existing development on the site, prominence, visual impact, and whether the building could be relocated within the site to have less impact on the Green Belt.

Footnotes:

** Existing buildings and dwellings are those which are lawful and permanent in nature.*

*** Floorspace is an external measurement of all floorspace including roof voids and basements.*

National Planning Policy Guidance

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) June 2019 is a material consideration.

At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 11) which means approving development proposals that accord with the development plan without delay and where there are no relevant development plan policies or where the policies are out of date planning permission should be granted unless policies of the Framework provide a clear reason for refusing the development such as where land is designated as Green Belt or any adverse impacts would so significantly and demonstrably outweigh the benefits or specific policies in the NPPF taken as a whole.

The NPPF includes (in paragraph 8) three overarching objectives to achieving sustainable development:

- An economic objective;
- A social objective; and
- An environmental objective.

The following paragraphs are specifically highlighted as being of importance to the consideration of the development proposals, but it should not be taken that these are the only parts of the NPPF that need to be considered.

Section 4, Paragraphs 38 - 58: Decision Making

Section 9, Paragraphs 102 -111: Promoting Sustainable Transport

Section 12, Paragraphs 124 - 132: Achieving well-designed places

Section 13, Paragraphs 133 - 147: Protecting Green Belt land

Section 14, Paragraphs 148 - 169: Meeting the Challenge of Climate Change, Flooding and Coastal Change

Section 15, Paragraphs 170 - 183: Conserving and Enhancing the Natural Environment

Section 16, Paragraphs 184 - 202: Conserving and Enhancing the Historic Environment

National Planning Policy in relation to Green Belt

Section 13 on Protecting Green Belt Land is particularly important in relation to this pre-application enquiry. The most relevant paragraphs are as follows.

Paragraph 133 of the NPPF indicates that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Paragraph 134 advises that Green Belt serves five purposes:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

In addition to the above five nationally defined purposes of the Green Belt, policy CS02 of the adopted Gravesham Local Plan Core Strategy states that the local purposes of the Green Belt will be maintained. Paragraph 4.2.7 of the document sets these purposes as being:

- to maintain the break in development between the eastern edge of Gravesend and the Medway Towns which is one of the few barriers preventing the further eastward sprawl of London and the merging of towns along the southern part of the Thames Estuary;
- to assist in safeguarding the countryside by minimising the expansion of the Borough's rural settlements; and
- to assist in concentrating development on underused, derelict and previously developed land in the urban area of Gravesend and Northfleet.

Paragraph 143 of the NPPF sets out that 'inappropriate development' is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 144 of the NPPF advises that, when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Any development in the Green Belt is inappropriate unless it falls within one of the exceptions set out in the closed lists contained in paragraphs 145 and 146 of the NPPF.

Paragraph 145 states that a Local Planning Authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments, as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within

- it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the Local Plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development;
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within an area of the local planning authority

Paragraph 146 states that other forms of development are also not inappropriate in Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

- a) mineral extraction;
- b) engineering operations;
- c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;
- d) the re-use of buildings provided that the buildings are of permanent and substantial construction; and
- e) the material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
- f) development brought forward under a Community Right to Build Order or Neighbourhood Development Order.

National Planning Policy towards Landscape

Paragraph 170 of the NPPF indicates that Planning policies and decisions should contribute to and enhance the natural and local environment by, amongst other things, protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); while paragraph 172 advises that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues.

The National Planning Practice Guidance (NPPG)

Planning Practice Guidance (<http://planningguidance.planningportal.gov.uk/>) supports and clarifies areas in the NPPF.

It contains guidance on assessing housing need; design; public consultation; open space provision in new development; travel plans, transport assessments and statements in decision-taking; health and wellbeing; water supply, wastewater and water quality; light pollution; determining a planning application; the use of planning conditions and viability, amongst other things.

The NPPG gives guidance on what is a material planning consideration in determining a planning application indicating that the impact of a development on the value of a neighbouring property or loss of private rights to light could not be material considerations.

The NPPG includes more detailed advice on the use of planning conditions (replacing the cancelled Circular 11/95).

Supplementary Planning Guidance and other Documents

The Council has adopted a number of Supplementary Planning Guidance documents, Development Briefs and Conservation Area Appraisals. These elaborate on saved policies in the Gravesham Local Plan First Review and policies in the Gravesham Local Plan Core Strategy and are material considerations in determining planning applications.

In addition, the Council has adopted a number of documents that have been produced by Kent County Council also as Supplementary Guidance.

The following documents are relevant to the consideration of this proposal:

- SPG2 - Residential Layout Guidelines (Adopted February 1996 - amended June 2020)
- Nationally described space standards (2015)
- SPG 4 - KCC Parking Standards (2006)
- Gravesham Landscape Character Assessment, May 2009, (a technical document which underpins policy CS12 of the Gravesham Local Plan Core Strategy).

The application site lies within the Shorne Woodlands character area in the Gravesham Landscape Character Assessment where the key characteristics are:

- Wooded ridge isolated by A2.
- Rural with significant woodland.
- Residential ribbon development and hard urban edge.

The key features are:

Undulating topography; Chestnut coppice woodland; Strong sense of enclosure; Traditional village greens; Varied building style and age; Chequered brickwork and ornamental brickwork; Few highways with busier roads along character area boundaries

The sensitivity of the landscape is categorised as moderate and it states:

The aims are to conserve areas in good condition and reinforce the distinctive features and elements of the landscape.

- *Conserve and reinforce wooded character by continued coppice management.*
- *Conserve and reinforce ecological interest of the woodland.*

Internal Consultation Responses

GBC Highways Development Management Officer

With the use of an existing approved access and the downsizing of the stables, there are no highway implications, no objections

Planning Analysis and Appraisal

Introduction

The proposal the subject of this pre-application enquiry is for development within the Green Belt on a site which contains a number of stable buildings and containers used for recreational purposes. The buildings are not used in connection with agricultural or forestry use as they are in connection with recreational riding on the paddocks and fields.

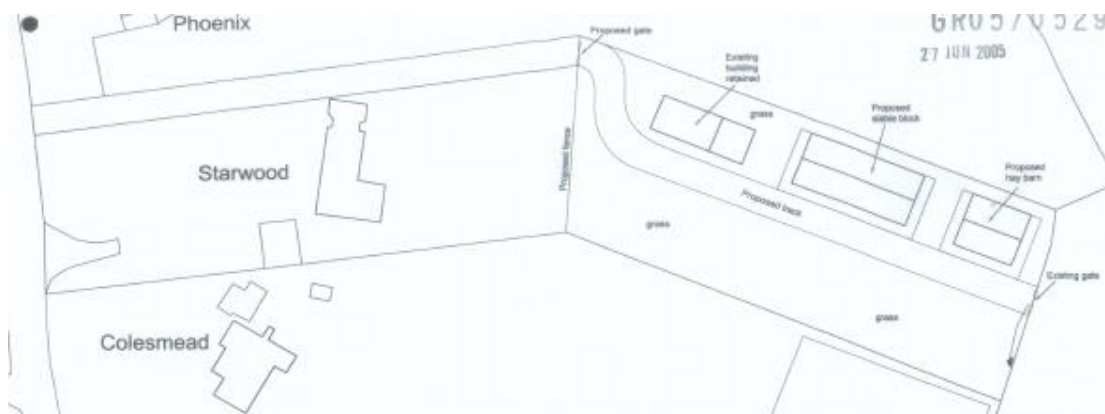


An open barn building built apparently two years ago on the land would also be demolished and replaced by the proposed dwelling. The barn building has an apparent size of 22m by 7m and 4m high. It has a concrete frame and felt roof.



There is no record of any planning permission for the barn building. There was a Lawful Development Certificate (LDC) granted in 2005 for a stable block with tack and feed store and a hay barn all purporting to be within the residential curtilage of the existing dwelling at Starwood on the basis that the outbuildings fell within Class E of Part 1 of Schedule 2 to the GPDO (the then 1995 Town and Country Planning General Permitted Development Order). It is not clear from the application file how the judgement was made that the development fell within the permitted development rules.

However, it is clear that was for a completely different development in comparison to the current layout on site as shown below in the 2005 LDC plan:



The applicant's agents seek a response to the following questions in their pre-application submission, the headings being suggested by the case officer as the key areas for discussion.

Green Belt Issues

1. Do officers agree that this proposal is unlikely to conflict with the purposes of including land in the Green Belt as set out in paragraph 134 of the Framework?
2. Could the principle of this development be considered acceptable and falling within the terms of part (d) of paragraph 145 of the Framework?
3. Could the principle of this development be considered acceptable and falling within the terms of part (g) of paragraph 145 of the Framework?
4. Do officers agree that the site is previously developed land?

Traffic and Highway Safety

5. Do officers agree that there would be no risk to highway safety?

Other Planning Policy Issues

6. Do officers consider that there are any other barriers to the principle of this development in consideration of current Development Plan policy?

Design, Character and Impact

7. Would a two storey detached dwelling be acceptable in principle?
8. Would more than one dwelling be encouraged given paragraph 123 of the Framework, subject to ensuring no material increase in built form?
9. Are officers satisfied that the principle of development is unlikely to harm the character of the area or the amenities of neighbouring occupiers?

Validation and Documentation

10. What are the likely validation documents that would need to accompany either an outline or a full application?

Other Material Planning Considerations

11. Are there any other matters that officers consider relevant?

The above matters are largely covered in the various sections of this pre-application response below, albeit not in the same order as set out above.

Green Belt and Policy Issues

The overlying policy issue and fundamental planning consideration is that the site is severely constrained in terms of any development opportunities as the site is within the Green Belt and is also within a sensitive landscape area and adjoining a local wildlife site

National policies for protecting the Green Belt are set out in section 13 (Protecting Green Belt Land) of the NPPF (2019). The essential characteristics of Green Belts are their openness and permanence. The aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. Policy CS02 (LPCS) states that outside rural settlements, as defined on the policies map development will be supported where it is compatible with national policies for protecting the Green Belt and other policies in the plan. The NPPF (2019) is therefore a significant material consideration.

The NPPF (2019) is clear that the construction of new buildings is inappropriate development in the Green Belt unless it is for one of the excepted forms of development set out in paragraph 145. Certain other forms of development are also not inappropriate in the Green Belt, provided they preserve its openness and do not conflict with the purposes of including land within it, and these are listed in paragraph 146.

The NPPF (2019) also states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

The site is within an unsustainable rural location. Policy CS19 of the Core Strategy requires new development to encourage sustainable living and choice through a mix of compatible uses which are well connected to places that people want to use, including the public transport network, local services and community facilities. This policy reflects the national policies in paragraphs 8 and 78 of the NPPF which seek to

ensure that new development is well related to local services and facilities and are accessible by a variety of means of transport, thus enabling reliance on the car to be reduced. While the site is not totally isolated from other development, it is not well related to the limited local services and facilities.

National and local planning policy would not normally permit additional built dwelling(s) independent of the existing dwelling on the site unless it truly complied with the very limited exceptions or there were very special circumstances.

A fundamental purpose of the Green Belt in this particular case is to assist in safeguarding the countryside from encroachment and it would be necessary if an application were to be submitted for a dwelling on the land that such a form of development would not constitute encroachment. This is difficult given the difference between the current uses and type and scale of development on the site in comparison to what is being proposed and also bearing in mind the planning history and absence of authorisation for the large open barn on the site.

It is noted that the applicant's agent suggests that the principle of this development could be considered acceptable as falling within the terms of either part (d) or part (g) of paragraph 145 of the Framework, thus

*- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces; or
-limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings)*

In terms of 145 (d) it is not agreed that the building being replaced will be in the same use and there is no indication about the size of the building in comparison to the existing buildings as authorised.

Moreover, the statement submitted with this pre-application enquiry indicates that some stable buildings will still be retained.

In terms of 145 (g) the development is clearly not 'limited infilling'.

In terms of whether or not the proposal would constitute partial or complete redevelopment of previously developed land, it is noted that the applicant's agent suggests the site is previously developed land.

The definition of PDL as set out in the glossary to the NPPF includes *land which is or was occupied by a permanent structure including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed infrastructure*. There are exclusions including agricultural land and land in built up areas such as residential gardens.

It should be noted that the interpretation to emerging policy GB5 of the Regulation 18 Stage 2 Consultation Part 2: Draft Development Management Policies Document provides a definition of curtilage as:

What constitutes the curtilage of a dwelling house is a matter of fact and degree but does not necessarily extend to all of the land within the planning unit. Curtilage is restricted to an area, that is usually enclosed, encompassing the grounds and buildings immediately surrounding a dwelling that is used in the daily activities of domestic life.

From the site inspection that was undertaken in October 2020 it was evident that it the site where it is proposed to develop for residential purposes and currently used for recreational stabling is arguably outside of the immediate dwelling curtilage. It is fenced off and divided off and technically has its own independent access from that of the existing dwelling.

The land has been built on although there are some temporary structures and as indicated earlier the open hay barn was not the subject of any permission and does not appear to be immune.

Moreover, even if the argument was accepted that the development was redevelopment of previously developed land the provisos are that the development should:

- not have a greater impact on the openness of the Green Belt than the existing development;
- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within an area of the local planning authority

The proposal does not relate to the provision of affordable housing to meet an identified housing need and potentially the development could have a significantly greater impact on visual openness than the existing stabling and horseculture use simply because of the material increase in built development and all the associated infrastructure and domestic paraphernalia.

Also it should be noted that under emerging policy GB5 only replacement buildings would be permitted (subject to all other criteria) of those buildings which are lawful and permanent in nature.

Design, Character and Impact

Design and Local Character

Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) states that the design, layout and form of new development will be derived from a robust analysis of local context and character and will make a positive contribution to the street scene, the quality of the public realm and the character of the area. The National Planning Policy Framework (NPPF) in Section 12 (Paragraphs 124 - 132: Achieving well-designed places) sets out that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve and add to the overall quality of the area, not just for the short term but over the lifetime of the development. It also states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.

The site to which this pre-application enquiry relates is not highly visible from surrounding roads or any nearby public footpaths however, the existing structures on the site are not necessarily alien features in the countryside or the Green Belt and have the appearance of agricultural buildings. There is some landscaping and trees around the site and the site maintains its rural feel. The replacement of these buildings/structures with a dwelling will introduce a residential use onto the site with arguably a more permanent, solid building and with that will undoubtedly be the usual

residential paraphernalia such as garden curtilage, boundary fences, patios, sheds, washing lines together with pressure for more permanent buildings such as garages and driveways/hardstandings.

No details have been provided regarding design however, the Council's Landscape Character Assessment is clear that traditional Kent architecture is desirable where development is acceptable in Policy terms. Any new development would need to adhere to the objectives of Policy CS19 of the Core Strategy 2014 and para. 127 of the NPPF, 2019.

The applicant's agent asks whether a two storey detached dwelling be acceptable in principle. If the development of the site was proven to be acceptable in principle having regard to Green Belt policy, it would still need to demonstrate that it would not have greater impact on openness.

Having regard to emerging policy GB5 that indicates that proposals for the replacement of an existing building in the Green Belt will only be permitted where the new building is in the same use and will not result in a materially larger building and on a site of existing low buildings a two storey building would clearly not conform to this policy approach.

In addition, the applicant's agent asks whether more than one dwelling would be encouraged given paragraph 123 of the Framework, subject to ensuring no material increase in built form. This of course relates to Government advice in the NPPF in relation to the efficient use of land and meeting minimum density standards. However, such policies would not outweigh other policies taken as a whole or the protection policies relating to the Green Belt. A number of dwellings whether two or even more would almost inevitably have a significant impact on openness.

Neighbour or Amenity Impacts

In considering any proposals for development it is important to ensure that it does not cause demonstrable harm to the amenity of any existing residents or property such that it will materially harm their living conditions. Policies seeking to protect amenity and ensure acceptable future living conditions are included in the Local Plan Core Strategy. Policy CS19 (LPCS) requires new development to safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land.

The NPPF (paragraph 127) also assists and seeks to ensure developments will function well, do not undermine quality of life and create attractive and comfortable places to live, work and visit and seeks to "secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings".

Without more definite details as to what is specifically proposed it is not possible to give clear guidance in terms of either whether the proposals comply with residential layout standards and guidance for future occupiers or whether proposals might impact on any adjoining neighbours.

A link to guidance that would be necessary to consider is below.

https://www.gravesham.gov.uk/data/assets/pdf_file/0003/1012197/SPG2-Residential-layout-guidlines-inc-Housing-Standards-Policy-Statement-2015.pdf

Other Planning Policy Issues

Impact of Development on the Landscape

Policy CS12 (LPCS) seeks to ensure that new development conserves, restores and enhances landscape character taking account of the guidance in the Gravesham Landscape Character Assessment.

Policy CS19 (LPCS) seeks to ensure that new development is visually attractive and locally distinctive. It should conserve and enhance the character of the local built and natural environment and integrate well into the surrounding area. New development should be derived from a robust analysis of local context and character and make a positive contribution to the street scene. Account should be taken of the scale, height, building lines, layout materials and other architectural features of adjoining buildings.

The site lies within the Shorne Woodlands Landscape Character Area (the LCA). The Gravesham Landscape Character Assessment 2009 (the Assessment) identifies the landform within the LCA as being undulating topography, chestnut coppice woodland and a strong sense of enclosure. Within the LCA, the Assessment recommends the aims are to conserve areas in good condition and reinforce the distinctive features and elements of the landscape, to conserve and reinforce wooded character by continued coppice management and conserve and reinforce ecological interest of the woodland.

Arguably the introduction of domestic formality into this countryside location would detract from the visual quality and would significantly harm the rural character of the area adding further to the incongruity of the use against the rural appearance of the surrounding fields and countryside.

Proposals which will significantly increase the scale of built development on the site, which will have an urbanising effect on the character and appearance of the site and appear prominent and intrusive, detracting from the wider rural landscape character would not be supported.

Traffic Generation, Highway Safety and Parking

Any proposals would need to be considered against saved policy T5 (LPFR) (1994) and Core Strategy Policy CS11 (LPCS). These policies ensure that development provides an acceptable amount of parking in accordance with the adopted KCC Parking Standards and the access and parking arrangements do not have a detrimental impact on highway safety.

In highway terms the Council's Highways Development Management Officer considers that with the use of an existing approved access and the downsizing of the stables, there are no highway implications.

However, any submitted scheme will need to show that the access serving the site accords with the required standards.

The Borough Council's adopted Vehicle Parking Standards set out the requirements for residential parking.

The proposal would require two/three parking spaces and in order to achieve a safe access, visibility a sight line requirement of 43m x 2.4m x 43m should be provided. Gates across the access at the frontage of the site are unlikely to be supported on highway or visual grounds.

The provision of cycle spaces and electric vehicle charging points should be considered in line with the climate change agenda.

Overall any future planning application would need to include detailed access and parking arrangements for all existing and proposed development at the site.

Pear Tree Lane is a classified highway and therefore if a planning application were to be submitted Kent County Council as the highway authority would be consulted.

Other Material Planning Considerations

Environmental/Biodiversity Issues

Policy CS12 of the Gravesham Local Plan Core Strategy September 2014 states that there will be no net loss of biodiversity in the Borough and that opportunities to enhance, restore, re-create and maintain habitats will be sought within new development.

The application site falls within 6km of the Thames Estuary and Marshes Special Protection Area (SPA) classified in accordance with the European Birds Directive which requires Member States to classify sites that are important for bird species listed on Annex 1 of the European Directive, which are rare and/or vulnerable in a European context, and also sites that form a critically important network for birds on migration. It is also listed as a Wetland of International Importance under the Ramsar Convention (Ramsar Site).

Studies have shown marked declines in key bird species, particularly in areas that are busiest with recreational activity.

Research conducted in 2011 found that additional dwellings were likely to result in additional recreational activity, causing disturbance to protected bird species that over-winter or breed on the SPA and Ramsar Site. The studies found that 75% of recreational visitors to the North Kent coast originate from within 6 km of the SPA boundary and Ramsar Site. The impacts of recreational disturbance can be such that they affect the status and distribution of key bird species and therefore act against the stated conservation objectives of the European Sites.

The North Kent Bird Disturbance Report concludes that all new housing development within 6km of the North Kent Ramsar Sites or Special Protection Areas (including the Thames Estuary and Marshes) and larger housing development beyond 6km from the sites could have an adverse impact on them, as new housing development is likely to lead to further increases in recreational use of the sites. This means that further declines in the bird population cannot be ruled out.

To address this decline, the Borough Council has adopted a tariff which is imposed on all new dwellings (including flats) or non-C3 residential use that are built within the 6km zone to pay for a Strategic Access Management and Monitoring Strategy (SAMMS).

New dwellings or non-C3 residential use would be liable for a tariff payment which is currently set at £250.39 per dwelling unit. Payment is normally either collected by s106 agreement (if one is required) or a unilateral undertaking which should accompany an application or through the SAMMS agreement form

https://www.gravesham.gov.uk/_data/assets/pdf_file/0003/470937/SAMMS-Contribution-Agreement.pdf

The money raised will be used to pay for schemes to avoid the adverse impacts of new housing development on the birds.

The tariff has been accepted effectively in lieu of an Appropriate Assessment (AA) under the Habitat Regulations and thus avoiding the need to progress into a full AA.

However, a more recent Court of Justice European Union (CJEU) ruling means that this approach is now no longer valid and although the mitigation measures (in the form of a tariff payment) will still need to be made the first stage will be a screening assessment as to whether the development either alone or in combination, is likely to have significant effects on a designated site without mitigation. The CJEU sees a distinction between “the plan or project” itself and “measures intended to avoid or reduce the harmful effects of a plan or project on a European site”. This means that mitigation measures, which are intended to avoid or reduce effects, should be assessed within the framework of an AA and cannot be taken into account at the screening stage.

Further information and evidence can be found via the following link:

<http://www.gravesham.gov.uk/home/planning-and-building/nature-conservation-and-landscape/thames-estuary-and-marshes>

Housing Need

It is noted that the applicant’s agent advises that the development would meet the Council’s housing need.

In regard to housing need, Policy CS02 (LPCS) sets out the Borough’s objectively assessed need for housing over the Plan period (up to the year 2028) and finds that there is a need for at least 6,170 new dwellings during the period. Evidence now available shows that the Council is not able to demonstrate a five-year housing supply. This engages the first part of footnote 7 of the NPPF (2019) and this means for decision-taking that planning permission for applications involving the provision of housing should be granted in line with the requirements of the NPPF (2019) Para 11(d) unless:

- i. the application of policies in this Framework (the NPPF) that protect areas or assets of particular importance provides a clear reason for refusing the development proposed.
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken

The proposed development for a net increase of 1 dwelling would offer a minimal contribution towards meeting this local need and, accordingly, it is considered that this should be accorded minimal weight in support of the pre-application. However, this has to be balanced against other requirements of the NPPF (2019) which requires development to add to the overall quality of the area, be visually attractive,

sympathetic to local character and create acceptable amenity for future occupiers and not be harmful to the Green Belt.

Evidence would need to be provided that the proposed scheme would not adversely affect the integrity of habitats sites i.e. have carried out an appropriate assessment, and therefore in keeping with Paragraph 177 of the NPPF (2019) the presumption in favour of sustainable development would not apply to this application. As alone or in combination with other development the proposed scheme is likely to have a significant effect on habitats sites.

Sustainability

Policy CS18 of the Gravesham Local Plan Core Strategy September 2014 seeks to ensure that the surface water run-off from new development has, as a minimum, no greater adverse effect than the existing situation and requires the use of Sustainable Drainage Systems where feasible. It also requires new homes to reduce impacts on potable water supply and encourages a reduction in carbon footprint. As such, any future planning application should fully address these issues.

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to avoid adverse environmental impacts from pollution and land contamination and to not pose an unacceptable risk or harm to the water environment.

Any future application should show how biodiversity would be enhanced or maintained at the site and show how any adverse impacts of surface water run-off are mitigated. Native planting can often be used to off-set the loss of green space and permeable surfacing can be used to slow surface water run-off, where new hard surfacing is proposed.

The application site might be located within a Groundwater Source Protection Zone and this should be investigated further and any application should ensure that there is no adverse impact to groundwater quality or supply. As such, drainage information (foul and/or surface water as relevant) should be submitted with any future application.

GBC Regulatory Services advise that foul sewage should 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.

Heritage and Archaeology

There might be a need for a Desk Based Assessment (DBA) to accompany an application and possible requirement for archaeological field evaluation works.

The applicants are advised to contact Kent County Council.

Casper Johnson, Senior Archaeological Officer, Environment, Planning and Enforcement, Kent County Council, Invicta House, Maidstone, ME14 1XQ

Casper.Johnson@kent.gov.uk

Tel: 03000 419388 HeritageConsultations@kent.gov.uk

Validation and Documentation

The applicants are advised that if a planning application were to be submitted for the development as proposed the following plans and documents ought to be covered/provided in support:

- Application Form and Certificates;
- Supporting Letter;
- Suite of Plans/Drawings including topographical survey, sections, context plans, red line plan, large scale details, access etc.;
- Design and Access Statement;
- Planning Statement;
- Visual Impact Assessment/Photomontages;
- Tree and Biodiversity Impacts;
- Materials and Drainage Details;
- Access and Highway Details;
- Sustainability/Energy Statement;
- Refuse Strategy;
- Utilities/Services Report;
- Planning Conditions Statement including any agreement to pre-commencement conditions;

Planning or other applications should ideally be submitted via the planning portal and should comply with the local validation list.

Advice on submitting an application and details of the local validation list can be found online at <https://www.gravesham.gov.uk/home/planning-and-building/apply-for-planning-permission/overview>

Conclusions

The proposals have been assessed against the relevant adopted Development Plan policies and national policies in the NPPF, highlighting those issues that you will need to address should you wish to submit a planning application.

This pre-application assessment and analysis does indicate that the proposal would not be infill development and would not fall with paragraph 145 (d) of the NPPF as being the replacement of a building, as the new building would not be in the same use and although there is an absence of details at this stage of the proposed dwelling it is clear from an examination of the site and existing buildings it will inevitably be materially larger than the building(s) it replaces. It is noted that the intention is still to retain existing stables on the site but again there are no details of just what buildings are being retained. It is also clear that the current open barn was built only 2 years ago and was not the subject of any planning permission.

It might be argued that the proposal could comprise of the partial redevelopment of previously developed land, but as indicated in the analysis the stable area seems to be separate from the curtilage of the existing dwelling and as also highlighted there appears to be no authorisation for the open barn building.

Whilst there are no details of the proposed dwelling or dwellings at this stage this assessment is that such development would in any event have a greater impact on the openness of the Green Belt than the existing development and current uses and as such, would be inappropriate and contrary to the development plan.

Any future application would need to address the Green Belt policy issues and as the proposal is inappropriate development, a 'very special circumstances' justification might need to be provided.

The proposal could potentially undermine the open quality of the application site and be detrimental to landscape character. There is no visual analysis or landscape impact analysis.

In addition, any future application must ensure that the residential amenity of existing and future occupiers is protected, be of good design, effectively mitigate ecological, biodiversity and flood/drainage impacts and provide appropriate access and parking provision and meet sustainability principles.

A SAMMs contribution agreement form and payment would be required or adequate information to inform an Appropriate Assessment of the impacts to the North Kent Marshes SPA/Ramsar Sites.

There are a number of other matters that would need to be addressed that are set out in this assessment should a planning application be submitted for the development as proposed.

The pre application enquiry number PRE20200330 is now considered closed but please do not hesitate to respond if you have any queries in relation to the specific content of this response.

Note: This report and the comments contained herein are offered on an informal basis and without prejudice to the determination of any subsequent planning application. The Borough Council reserve the right to add to or amend the comments in the light of any further information coming forward or matters that were not previously considered.

Peter Price
Principal Planner

05 January 2021

File: H: Plan/Typing/General/Peter/Pre Application Draft Responses - PRE20200330 - Starwood Pear Tree Lane Shorne - Development in Green Belt re demolition of buildings and new chalet bungalow