

Application: 20250141

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)**

NOTIFICATION OF REFUSAL OF PERMISSION TO DEVELOP LAND
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To: **Mrs Ruth Arnold
C/O Peter Biggs, PJB Planning Ltd
1st & 2nd Floor
2 West Street
Ware
SG12 9EE**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Acts, has **REFUSED TO PERMIT** development of land situate at:

**Coachfields
Northfleet Green
Northfleet
Gravesend
Kent
DA13 9PN**

and being **Change of use of an existing equestrian feed barn and equipment store to a residential dwelling and associated works.**

Your application dated 20th February 2025 is refused on the following grounds:-

1. The site lies within the Metropolitan Green Belt where the construction of new buildings is inappropriate development unless it is for one of the exempted forms of development set out in paragraph 154 or 155 of the National Planning Policy Framework (2024). The proposal is for a new dwelling in an unsustainable location and the building of a dwelling, whether as conversion or otherwise would still by definition result in a form of encroachment in the countryside and harmful to the openness by reason of the nature of the development and the paraphernalia and associated development that goes with what will be a separate dwelling. The development does not, in the opinion of the Local Planning Authority, fall within the exceptions to inappropriate development in the Green Belt in the National Planning Policy Framework (2024). No very special circumstances have been put forward to outweigh the harm to the Green Belt or any other identified harm and therefore the proposal is contrary to Policy CS01 (Sustainable Development) and Policy CS02 (Scale and Distribution of Development) of the Gravesham Local Plan Core Strategy (2014) and Section 13 of the National Planning Policy Framework (2024) (Protecting Green Belt Land).
2. The proposed development by virtue of the size and design of the private amenity space would undermine the spatial layout or character of the area and therefore fails to respect the rural characteristics and value within the Kent countryside and landscape. The development is therefore contrary to Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy (2014), Gravesham's design code: Design for Gravesham (2024) and Gravesham's Householder Design Guidance SPD (2021), as well as Sections 12 and 15 of the National Planning Policy Framework (2024).

3. The proposal would result in a detrimental impact on the amenities of future occupiers in terms of substandard private amenity area, due to insufficient depth, contrary to the objectives of Policy CS19 of the Gravesham Local Plan Core Strategy September 2014, paragraph 135(f) of the National Planning Policy Framework (2024) and Gravesham Residential Layout Guidelines (2020).
4. The proposal fails to secure a contribution towards strategic mitigation measures within the Thames Estuary and Marshes SPA/Ramsar Sites to resolve disturbance issues to wintering birds, and in the absence of this contribution or any evidence to inform an appropriate assessment, the development fails to comply with the requirements of the Habitat Regulations and paragraphs 193 and 194 of the National Planning Policy Framework 2024 and Policy CS12 of the Gravesham Local Plan Core Strategy 2014

INFORMATIVES:-

1 DECISION PLANS

For the avoidance of doubt, the forms, plans and documents upon which this decision is made comprise:

- Planning Application Form;
- Planning Statement (February 2025);
- Drawing No. 01 Rev A - Survey Drawing Floor Plans and Elevations;
- Drawing No. 02 Rev C - Proposed Floor Plans;
- Drawing No. 03 Rev B - Proposed Elevations;
- Drawing No. 04 Rev B - Location Plan;
- Drawing No. 05 Rev A - Existing and Proposed Block Plans;
- Drawing No. 06 - Photographs;
- Drawing No. 07 - BNG Calculation Proposed Block Plan; and
- Covering Letter.

2 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING

In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and paragraph 39 of the National Planning Policy Framework (NPPF) 2024, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative way and, where appropriate, has worked pro-actively with the applicant to secure a development that is sustainable and that improves the economic, social and environmental conditions of the area, and that is in accordance with the Development Plan for the area.

In this instance the development is contrary to the Development Plan and cannot be supported.

Dated: 8 August 2025

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:

- 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
- 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 –

- an application for change of use;
- 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.