

Justification Statement Queens Farm, Shorne

Client
Evesham Properties Limited

Property address
**Queens Farm
Queens Farm Road
Shorne
Gravesend
Kent
DA12 3HU**

Description
A Justification Statement to support a planning application for the 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, along with the conversion of an existing agricultural unit in a building to the west of the site to a workshop (Use Class E).

Date of issue
June 2026

File Ref
J100351

Prepared by
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2. Introduction

- 2.1. This justification statement has been prepared by Hobbs Parker Property Consultants LLP to support an application submitted to Gravesham Borough Council for the change of use of existing agricultural buildings at Queens Farm to Class Eg(iii) light industrial / Class B8 storage. The application is made on behalf of the client, Evesham Properties Limited.
- 2.2. This statement sets out the justification for the proposal and demonstrates that the buildings are no longer required for a farming use.
- 2.3. The proposal is to change the use of the existing livestock building into alternative use (Classes Eg(iii) / B8) and extend the commercial use into the existing farm workshop to allow the buildings to be let for storage or light-industrial use to generate additional income for the client. The existing farm workshop will be relocated.
- 2.4. The farmyard at Queens Farm consists of three buildings. Two of the buildings are in existing agricultural use (Livestock Building and Grain Store) and the third building is partly occupied for commercial use (Craftworks) and an agricultural workshop. The buildings are illustrated in the plan below:



- 2.5. Queens Farm Yard is the operational base for the farm which extends in all to approximately 470 acres (190 hectares). The farm is currently let local farmers upon Farm Business Tenancy agreements. The principal tenant is an arable farmer. The majority of the farmland is in arable production with areas of orchard, permanent pasture and grazing marsh being secondary to the main farming operation. A plan of the farm and existing land use is attached in Appendix 1.

3. Justification for Loss of Agricultural Buildings

- 3.1. The existing farm buildings at Queens Farm were erected in approximately 2002 by the previous owner to facilitate the re-development of the traditional farm buildings to residential use.
- 3.2. The new buildings at Queens Farm were designed in conjunction with the long-standing tenant farmer at that time to compliment their existing business which comprised a mixed farming enterprise of arable, sheep and beef production. At that the time the buildings supported a land holding in excess of 1,200 acres including extensive grazing of livestock across the adjoining Shorne Marshes which the then tenant grazed under long term grazing agreements in third party ownership.
- 3.3. The livestock building was designed and built to over winter significant heads of cattle once they were brought in from the grazing marshes after summer grazing. The tenant at that time grazed over 300 acres of grazing marsh supporting a significant head of cattle.
- 3.4. In September 2018 the long-standing tenant retired, and the farm was offered on the open market for rent and was re-let in two parts. Lot 1 comprised 421 acres of arable land, the grain store and workshop which was let to a local arable farmer and received significant interest from competing tenants. Lot 2 comprised 86 acres of pasture to include 33 acres of grazing marsh and the livestock building which was let to a separate tenant. The demand for this lot was limited.
- 3.5. Since 2024 the livestock building has become largely redundant due to the reduction of grazing land at Queens Farm. It has been let on a licence agreement to a local farmer who has used it for occasional storage of farm machinery and bales. The building has not been used to its full capacity on the basis that the land does not support a sufficient number of livestock to fully occupy the building over the winter months.
- 3.6. The agricultural industry has changed significantly in recent years. Livestock margins and profits generated from farming have been squeezed due to a number of factors, including falling farm subsidy and rising costs. This has resulted in a downturn in demand, thus affecting gross margins and profit. Many cattle businesses in the UK are also affected by Tuberculosis (TB) which has further impacted the sector and returns.
- 3.7. Queens Farm is now predominantly an arable farm and it is proposed to retain the grain store to support the farming enterprise. There is no requirement for a large livestock building.
- 3.8. The client intends to enter the majority of pasture land into a Biodiversity Net Gain (BNG) scheme to improve the biodiversity of the land. As such the land will be infrequently grazed and there will be no requirement to house livestock at the farm.
- 3.9. Having considered options, the decision was made to explore alternative use for the livestock building. The need for the change of use from agricultural to commercial storage and light industrial is based on the assessment of the business needs to diversify and adapt with the changing environment whist making use of the existing assets to generate income for the business.

- 3.2. The existing farm workshop will be re-located as part of the proposals and will form one of the proposed units within the livestock building which will enable Craftworks to expand into the existing farm workshop space. There will therefore be no loss of workshop space at the farm.

4. Conclusions

- 4.1. The proposal demonstrates that the existing building is largely redundant, and their reuse would not result in the need for a new building as a replacement. The existing farm business can adapt and is viable without the need for a large livestock building of this nature.
- 4.2. The proposed development is unlikely to have an adverse effect on the viability of the farming unit, in fact it would help sustain any agricultural activity on site and help the business survive in the future

5. Disclaimers, Confidentiality and Disclosure

5.1. Purpose of Report and our Responsibility

This statement is provided for the stated purposes and for the sole confidential use of The Client and no responsibility whatsoever is accepted to any third party who may seek to rely on the content of the report. Neither the whole nor any part of the statement nor any reference to it may be included in any published document, circular or statement nor published in any way without firms written approval of the form and context in which it may appear.

5.2. Confidentiality

All information given to us is confidential and will not be disclosed to any third party without your authority or as required by Law. When working in conjunction with other professional advisers we will assume that we may discuss all information with them that is relevant to the case.

5.3. Disclosure

Neither the whole nor any part of the statement nor any reference thereto may be included in any published document, circular or statement nor published in any way whatsoever whether hard copy or electronically (including on any web-site) without our prior written approval.

Date of issue: 24 June 2026

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Matthew Sawdon MRICS FAAV
Director

For and on behalf of Hobbs Parker Property Consultants LLP

Appendix 1 **Site Plan**

