

Application: 20250098

**TOWN AND COUNTRY PLANNING, ENGLAND
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

NOTICE OF REFUSAL TO APPROVE DETAILED PLANS AND PARTICULARS
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To: **Ms Linda & others Harber
C/O Mr James Barron, Barron Planning Consultancy
14 Marcus Road
Dartford
DA1 3JX**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Act 1990, has **REFUSED TO APPROVE** detailed plans and particulars submitted on 4th February 2025 in respect of:-

Application for the approval of condition 1,5 and 8 attached to planning reference number 20231079 relating to a biodiversity plan (1), details of parking and turning (5) and an external lighting scheme (8).

at: **Viewpoint Place
Rochester Road
Gravesend
Kent
DA12 4TU**

And that the grounds for such refusal are:-

Condition 1 of 20231079 requires plans showing how the development will enhance and maintain biodiversity, plus an establishment and management plan for native planting, and the inclusion of native and wildlife-friendly planting, durable bat and bird boxes and log piles. Whilst bird and bat boxes are shown on the submitted plan, there are no other details provided to enhance biodiversity on the site, and the extent of hardstanding and lack of soft landscaping fails to maintain and enhance biodiversity. The submitted details are considered to be unsatisfactory and are contrary to Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014, and condition 1 cannot therefore be discharged.

Condition 5 of 20231079 requires plans showing hardstanding/hardsurfacing to provide parking and/or turning areas. Whilst the submitted plan shows parking areas, the amount of hardstanding is excessive and as this links to biodiversity provisions for the site, as sought under condition 1, condition 5 cannot be discharged. The submitted details are considered to be unsatisfactory and are contrary to Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014, and condition 5 cannot therefore be discharged.

Condition 8 of 20231079 requires plans showing all existing external lighting installed or operated on the site. Whilst photographs of lights are shown within the submitted Planning Statement, there are no details provided relating to their impact on the night-time rural environment or ecology. The submitted details are considered to be unsatisfactory and are contrary to Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014, and condition 8 cannot therefore be discharged.

INFORMATIVES:-

1 PLANS AND DOCUMENTS

This decision was made on the basis of the following plans and documents:

Application form
Location Plan
Drawing no. 001 Rev. A (Proposed Landscaping Plan)
Planning Statement

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.

Dated: 24 July 2025

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Shazad Ghani
MPhil, MA, BA (Hons)
Head of Planning
Planning Service

Your attention is drawn to the following notes

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**.
- **Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.**
- 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.