

Shorne Parish Council

————— Borough of Gravesham —————

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1st September 2026

Application ref 20260757

Land South Of Bowesden Lane Shorne Gravesend Kent

Erection of a 5-bed detached residential property, garage and associated pool house.

The Parish Council has to **OBJECT** to this application as detailed below, due to opposition primarily to the principle of residential development of this piece of land plus concern about setting precedents.

1. Principle of construction of a new dwelling in this location:

- This piece of land is located in the newly designated Kent Downs National Landscape area, on a rural but residential lane in high value Green Belt (not therefore grey belt) where new dwellings would not normally be permitted.
- The GBC Stage 2 Green Belt study (Appendix, pages A-305/6/7) classifies the area SR5 as one where development would cause a high level of harm and considers that it makes a significant contribution to assisting in safeguarding the countryside from encroachment.
- No very special circumstances have been put forward by the applicant that would warrant overriding Green Belt Policy and (despite applicant's statement) there is no "unmet need" locally for this type of property.
- Development of the plot will reduce the openness of the Green Belt and could set an unfortunate precedent for side land/garden development in the near and wider area.
- The plot is agricultural land previously leased to the neighbouring property to the north and used as an orchard. We are not aware of it having been used (as stated) for horse grazing but there has anyway not been a change of use and it is not previously developed land.
- The piece of land (and one other at Park Pale) was retained by the previous owner during their negotiations with National Highways over acquisition of Park Pale Farm for the Lower Thames Crossing project. In consequence, other more distant land was compulsorily purchased which would not otherwise have happened.

- The plot will be neighboured by Lower Thames Crossing mitigation/compensation land, as a result the proposed dwelling, outbuildings and associated residential paraphernalia will have additional landscape and ecological impacts.
- The site is outside the settlement of Shorne Ridgeway so by definition is not infill.
- It is in a very non-sustainable location that can be adversely impacted by poor weather, at the far end of a steep and narrow lane without lighting and footways.
- Development of the site would extend the ribbon of development of Bowesden Lane into open countryside, the only property to the south being widely separated and over 100m away.
- Two previous applications, for a stable and barn (20221156) and for a house (20210602) were both refused planning permission, the present proposal is much larger.

2. The proposed buildings and site:

- The new dwelling will impact adversely on the neighbouring property to the north (Meadow Cottage), which receives full impact of the mass due to the proposed dwelling being longer than it is wide and being set a long way back on the site.
- The steep angle of the roof might be reduced in order to reduce the maximum ridge height, mass and landscape impact. The style is otherwise locally compatible.
- A large paved area is proposed at the front which needs to be permeable.
- Tree Loss - There is concern over the loss of trees along the southern boundary as well as over potential construction impacts on other properties and the wooded verges of Bowesden Lane.
- Achieving the visibility splay involves land outside the ownership of the applicant.
- A cesspool for foul drainage is proposed and the location has been shown on plans.
- An external lighting plan is needed. Nocturnal lighting should be minimised as the plot is presently completely dark and will neighbour Lower Thames Crossing mitigation/compensation land.
- Cycle storage and EV charging points need to be provided/shown.
- A watching brief for archaeological findings will be needed.
- Ownership of and access rights to the two small areas of land to the rear of the red line boundary requires clarification. They have been included in several of the surveys.
- Future alterations – Future garage and loft conversions and other roof alterations should not be allowed. Due to the extent of development proposed, all permitted development rights should be withdrawn.