

# **SUPPORTING STATEMENT**

for

**LAND AT DARETH FISHING COMPLEX  
DARENTH  
KENT  
DA2 7QY**

for

MR P DAVIS

by

BDA ARCHITECTURE

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## 1.0 Introduction

This document has been produced by BDA to support the application for the full application for change of use of two underutilised parcels of land to provide touring caravan sites at **Darenth Fishing Complex, Darenth, Kent, DA2 7QY.**

The application sites are located at Darenth Fishing Complex, which encompasses eight mature fishing lakes and surrounding green spaces.



Site aerial of part of Darenth Fishing Complex

## 2.0 Site Location + Surroundings

The application sites are located to the south side of Darenth Hill, and to the southwest of Darenth Court Farm. The site is approached by an access track to the north, which has a junction with Darenth Hill. This is a communal access way leading from Darenth Hill and which is also a public right way, and which forms part of the Darent Valley Path.

The proposal sites are irregular in shape and extend from the access track serving the fishing lakes and residential properties. To the north of the site there are two areas used for car parking. To the south of the site the land abuts part of the fishing lake complex.



Site aerial indicating the two sites to the north (A) and south (B) of the residential properties in the centre, illustrating the existing access track.





Area owned by applicant outlined in blue.  
 Proposal site/s outlined in red.

To the north of the proposal sites within the fishing complex at Gate Lodge there is currently one caravan / mobile home and a large concrete base / hardstanding, with a Caravan Site License obtained, as stated as part of the approved application 20/00474/FUL. The replacement of this with the erection of a detached dwelling house with rooms in the roof space and parking and amenity provision has not been carried out to date.

The sites related to this application are located within the Green Belt as indicated by the map below taken from the Local Plan Policies Interactive Map.



Local Plan Policies Interactive Map of wider site area.

### 3.0 The Proposal, Design Context + Principles

#### Use

As explained above, the objective is to provide the facilities for the occupation of touring caravans for temporary recreational purposes only. The site is currently use for leisure purposes and this will remain unchanged by the implementation of this proposal.

It is proposed that Site A will provide pitch hard standing for 16 no. touring caravans, with the installation of 1 no. toilet and shower block (with separate male, female and accessible toilet provisions), one fire point (to house 2 no. 10 litre water gas expelled extinguishers), and bin store / refuse area.



Proposed Site A Layout Plan

At Site B, pitch hard standing for 13 no. touring caravans is proposed, with the installation of 1 no. toilet and shower block (with separate male, female and accessible toilet provisions) on existing concrete base, one fire point (to house 2 no. 10 litre water gas expelled extinguishers), and bin store / refuse area.



Proposed Site B Layout Plan

### Layout

It should be noted, if planning permission were to be granted the applicant would still require a Caravan Site Licence from the Council. Such a licence has the capacity to control how the site should be laid out, what type of caravans are allowed, and the facilities provided.

### Justification

The existing leisure facilities at Darenth Fishing Complex would benefit from rural diversification. The proposal would help to ensure the continuation of the existing business through small scale green tourism which is sensitive to the local natural environment and does not undermine the objectives or character of the Green Belt. The proposed caravan sites would diversify the use in an attempt to make the business more economically viable. The shops



and restaurants nearby would also benefit from the proposal as visitors would be likely to make use of them.

Given that the nature of touring caravans is likely to remain seasonal with the caravans most likely visiting during the summer months it would be unlikely that there would be the maximum number of caravans (29) at either site at any one time.

The nature of touring caravans does not introduce a degree of permanence to the activity at the site that would adversely impact upon the openness of the Green Belt.

### Ecology

Although the site is located within a 'local wildlife site' boundary, the preliminary ecological appraisal as submitted as part of the approved application 20/00474/FUL, highlights that the site is already used for habitation. Therefore, the proposal would not lead to the loss of any wildlife habitat.

### Amount

The site has an area of approximately 15.9ha and the area proposed for use as caravan pitches is approximately 4881 square metres / 0.49 ha.

### Access

As explained above, the vehicular access is off Darenth Hill which a 'C' category road is providing a link between the settlement of Lane End to the east and Sutton-at-Hone to the west. It links with the B260 and the A225 that provide access to the National Road and Motorway Network.

Within the wider site, vehicular access will utilise the existing entry point and access track, and each site providing adequate turning space so that vehicles can enter and leave in a forward gear.

In terms of pedestrian access, a public footpath that runs along the eastern side of the site which provides access to this site.

Within the site, there will be a level threshold created by the proposed hardstanding and to the new facilities to enable access and use by disabled people.

## Appearance

It is felt that the proposal would result in an overall improvement in the appearance of the site. The proposal would 'green' this area and landscaping screening will also benefit the visual appearance.



Existing photograph of Site A



Existing photograph of Site B

## 4.0 Planning History + Relevant Issues

There is an extensive history related to the site on the public access portal.

Applications relate to:

- **Darenth Leisure Ltd, Darenth Fishing Complex, Darenth Hill, Darenth, Kent, DA2 7QY** (the wider site) – 40 cases, which date back to the 1950s.
- **Gate Lodge, Darenth Fishing Complex, Darenth Hill, Darenth, Kent, DA2 7QY** (northern area of the wider site) – 4 cases, which date back to 2015.

### Properties (2)

- [Darenth Leisure Ltd Darenth Fishing Complex Darenth Hill Darenth Kent DA2 7QY](#)
- [Gate Lodge Darenth Fishing Complex Darenth Hill Darenth Kent DA2 7QY](#)

Only the recent applications are referenced below, but the full history can be viewed on the public access portal.

- **Darenth Leisure Ltd, Darenth Fishing Complex, Darenth Hill, Darenth, Kent, DA2 7QY**
  - [Change of use of existing club house to form residential accommodation including provision of two offices for bailiffs use \(Amendments to height of roof\)](#)  
Ref. No: 02/00693/COU | Status: Application Refused
  - [Erection of a detached 4 bedroom house with a detached double garage](#)  
Ref. No: 06/01308/FUL | Status: Application Refused
  - [Alterations to building including raising height of roof for provision of ancillary bailiffs flat in roofspace in connection with use of adjoining land as a freshwater fishery](#)  
Ref. No: 10/00565/FUL | Status: Application Permitted
  - [Part change of use to provide 2 No.1 bedroom units for ancillary bailiffs and security staff accommodation with associated alterations to elevations in connection with use of adjoining land as freshwater fishery](#)  
Ref. No: 12/01212/COU | Status: Application Permitted
  - [Application under Section 10 of the Planning and Compensation Act 1991 \(Lawful Development Certificate\) for the stationing of a residential caravan/mobile home and use of surrounding land as garden](#)  
Ref. No: 15/00404/LDC | Status: Certificate Granted
  - [External alterations \(incorporating removal of part of veranda and front and enclosing veranda on front, side and rear elevations into the living area\) and conversion and change of use of cafe area to provide additional residential flat for Bailiff with fencing to provide private area for flats and security at rear of building \(retrospective application\)](#)  
Ref. No: 15/00549/COU | Status: Application Refused
  - [Use of clubhouse as 2 No. flats for part time water bailiffs \(retrospective application in part\), incorporating a replacement roof; replacing the existing veranda with a front/side/rear single storey extension, the erection of fencing and provision of car parking and amenity space](#)  
Ref. No: 16/00383/COU | Status: Application Permitted
  - [Use of clubhouse as 2 No. flats \(retrospective application in part\), incorporating a replacement roof; replacing the existing veranda with a front/side/rear single storey extension, the erection of fencing and provision of car parking and amenity space \(incorporating variation of condition 2 \(approved drawings\) in respect of increasing the height of the chain link fence, variation of condition 7 \(installation of curtilage fencing\) in respect of re-wording condition 7 and removal of condition 5 \(the occupation of the dwellings and any ancillary buildings shall be limited to a person solely or mainly employed as a water bailiff\) all pursuant to planning permission DA/16/00383/COU to allow the flats to be occupied by persons other than water bailiffs.](#)  
Ref. No: 17/01347/RCON | Status: Removal Of Condition
  - [Erection of a detached 3 bedroom dwelling with dormers in east and west elevations, and associated parking and amenity space](#)  
Ref. No: 17/01381/FUL | Status: Application Withdrawn



- **Gate Lodge, Darenth Fishing Complex, Darenth Hill, Darenth, Kent, DA2 7QY**

#### Planning Applications (4)

- Application under Section 10 of the Planning and Compensation Act 1991 (Lawful Development Certificate) for the stationing of a residential caravan/mobile home and use of surrounding land as garden  
Ref. No: 15/00404/LDC | Status: Certificate Granted
- Erection of a detached 3 bedroom dwelling with dormers in east and west elevations, and associated parking and amenity space  
Ref. No: 17/01381/FUL | Status: Application Withdrawn
- Replacement of lawful use for stationing a mobile home with the erection of a detached dwelling house with rooms in the roof space and parking and amenity provision  
Ref. No: 20/00474/FUL | Status: Application Permitted
- Replacement of lawful use for stationing a mobile home with the erection of a detached dwelling house with rooms in the roof space and parking and amenity provision (incorporating variation of condition 2 (approved drawings) of planning permission DA/20/00474/FUL in respect of increasing the width and depth of the building by 65mm; amending the scale and design of the proposed dormer windows; the insertion of a velux window in the front elevation; revised fenestration details; and alterations to the internal layout of the proposed dwelling house).  
Ref. No: 22/00155/VCON | Status: Variation of Condition



## 5.0 **Conclusion**

The proposed caravan sites would diversify the use in an attempt to make the business more economically viable and the existing leisure facilities at Darent Fishing Complex would benefit from rural diversification. The proposal would help to ensure the continuation of the existing business through small scale green tourism which is sensitive to the local natural environment and does not undermine the objectives or character of the Green Belt. The nature of touring caravans does not introduce a degree of permanence to the activity at the site that would adversely impact upon the openness of the Green Belt.

Therefore, for the reasons detailed in the preceding paragraphs of this document, we request this proposal be considered favourably and Dartford Borough Council recommend it for approval.