

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 24/10/2024 4:14 PM from [REDACTED]

Application Summary

Address:	Land To The South Of The Squirrels Rhododendron Avenue Meopham Gravesend Kent DA13 0TT
Proposal:	Application for Outline application with all/some matters reserved for the erection of 2x two storey detached dwellings. cr
Case Officer:	Mrs Alison Webster

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Rhododendron Avenue Culverstone Meopham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	I wish to raise my strong objection to planning application (20240822), which seeks permission for residential development on green belt land at the specified site. I believe this application should be refused for several important reasons: Inappropriate Use of Green Belt Land - According to the National Planning Policy Framework (NPPF), development on green belt land is considered inappropriate unless there are exceptional circumstances. This proposal does not meet those criteria, and allowing it to proceed would contravene national policy designed to protect these spaces. Impact on the Openness of the Green Belt - The proposed development will have a detrimental effect on the openness and rural character of the area. By introducing unnecessary buildings, it threatens to degrade the green belt's primary purpose of maintaining open space and preventing urban sprawl. Lack of Justification Through "Very Special Circumstances" - The application fails to demonstrate the very special circumstances necessary to justify building on green belt land. While housing is important, the benefits proposed do not outweigh the irreversible harm that this development would cause, especially with alternative sites available outside the green belt. Conflict with Local Planning Policies - The development is also at odds with local development plans, which have specifically designated this site as green belt to prevent such encroachments. To approve this application would not only disregard these plans but also undermine the long-term planning strategy for the area. Negative Environmental Consequences - The green belt plays a critical role in supporting local wildlife, and this development risks harming the habitats of various species. The loss of trees and natural vegetation will significantly disrupt the ecological balance, and the environmental impact assessments provided by
-----------	--

the applicant do not sufficiently address these concerns.

Risk of Promoting Urban Sprawl - If allowed, this proposal would contribute to urban sprawl by blurring the lines between urban and rural areas. It could set a dangerous precedent for future developments in this and other green belt zones, putting the surrounding area under even more pressure from development interests.

Exacerbation of Flood Risk - Rhododendron Avenue already experiences issues with flooding, and the removal of trees and disruption of the valley for this development would only worsen the situation. The green belt acts as a natural flood buffer, and its destruction could lead to increased flood risk for nearby homes.

Detrimental Effect on Local Aesthetics - As someone familiar with the area, I am concerned that the removal of trees and introduction of new housing will drastically alter the visual character of the landscape. The green belt provides not only privacy but also an aesthetic quality that will be permanently lost if this development proceeds.

Impact on Property Values - It is likely that this development will negatively impact property values in the surrounding area. The green belt's natural scenery contributes to the desirability and value of homes nearby, and replacing this with residential buildings would undermine the appeal and potentially lower property values.

Availability of Alternative Development Sites - There are numerous brownfield sites and other non-green belt locations that could be used to meet housing needs. This application fails to justify why this particular green belt site should be sacrificed when more sustainable options exist.

Public Opposition - There is significant opposition to this proposal from local residents, many of whom value the green belt for its natural beauty, open space, and role in enhancing quality of life. The proposed development would erode these benefits and create a lasting negative impact on the local community.

In conclusion, this application for development on green belt land is inappropriate and harmful in numerous ways. I strongly urge the Council to refuse it in order to protect the green belt, uphold local and national planning policies, and preserve the environmental and aesthetic quality of the area.

Kind regards