

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 4:01 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 am writing to formally object to the above-referenced planning application (20240822), which proposes residential development on green belt land at the mentioned site. I urge the Council to refuse this application for the following reasons: 1. Inappropriate Development in the Green Belt The National Planning Policy Framework (NPPF) clearly states that new construction in the green belt is inappropriate unless exceptional circumstances exist. This proposal does not meet any such exceptions and is therefore harmful to the green belt, conflicting with national policy. 2. Harm to the Openness and Character of the Green Belt The proposed development will significantly diminish the openness and rural character of the green belt. This visual clutter undermines its primary function of preserving open space, contradicting the NPPF's objectives. 3. Lack of Very Special Circumstances The applicant has not demonstrated the "very special circumstances" required to justify building on the green belt. The cited benefits, such as increased housing, do not outweigh the harm, particularly with available alternatives outside the green belt. 4. Conflict with Local Development Plans The development is contrary to both national and local planning policies. The Council's Local Plan designates this site as green belt to prevent development. Approving this would undermine long-term planning objectives and set a dangerous precedent for future encroachment. 5. Negative Environmental Impact The green belt supports local ecosystems and wildlife. The development risks disrupting habitats for various species, including birds and insects, and would
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lead to the loss of valuable trees and greenery. The environmental impact assessments provided are insufficient to address these concerns.

6. Promotion of Urban Sprawl

This proposal would contribute to urban sprawl, blurring the boundaries between rural and urban areas. Such encroachment would put pressure on other vacant plots in Rhododendron Avenue, further harming the green belt.

7. Flood Risk Concerns

There are already issues with flooding in Rhododendron Avenue. Clearing trees and excavating the sloping valley for two new dwellings would exacerbate this, increasing flood risk for nearby properties. Retaining the green belt as a natural flood buffer is essential, particularly given climate change.

8. Impact on My Property and Surrounding Area

As a resident overlooking the development site, I am concerned about the drastic changes to the visual landscape. The necessary removal of trees will degrade the natural beauty of the area, reduce privacy, and negatively affect the aesthetic and environmental quality of the surroundings.

9. Negative Impact on Property Value

The development will likely reduce the value of my property. The current green belt land adds significant value to my home, providing a serene, open view. The introduction of residential properties and removal of trees will degrade this outlook, making the area less desirable and potentially lowering property values.

10. Availability of Alternative Sites

The Council should prioritise sustainable development on brownfield or non-green belt land. The applicant has not explored other viable sites that could meet housing needs without compromising protected green belt land.

11. Public Opposition

There is widespread public opposition to this development. Local residents highly value the green belt for its role in maintaining the area's natural beauty and providing much-needed open space. This proposal would diminish the quality of life for those living nearby.

In conclusion, this proposed development is inappropriate, environmentally harmful, and contrary to planning policies. I urge the Council to reject the application to protect the integrity of the green belt, the local environment, and the character of the area.

Thank you for considering my objection. I trust the Council will give due regard to these issues and refuse the application.



Kind regards