

I am writing an objection on the following planning application reference number 20250763 Land At Dalefield Way (East) Gravesend.

My objection on the above planning application proposal relates to the following issues;

The site layout plan document does not contain an adequate environmental buffer, consisting of additional planting and a protection zone in physical terms of its width along the course of the designated RAMSAR site watercourse which flows along the application site eastern boundary as originally approved under outline planning application 20100436 and subsequent reserved matters application 20150873. An environmental buffer of sufficient width, is required and was subsequently approved to both accommodate the proposed new hedgerow and understorey row planting and a protection zone to comply with the SSSI Grazing Marsh Management Plan of the watercourse attached to application 20100436 obligation to prevent scrub growth overshadowing the watercourse. The Planning Statement attached with the outline application refers to the buffer and protection zone as being designed to provide new habitat with the potential to secure improvements to the ecology of the locality and in particular with the adjacent SSSI to the north and the RAMSAR ditch line to the east. The presence of Kingfisher species recorded on site in the preliminary ecological appraisal means their nest tunnels are protected under the Wildlife and Countryside Act 1981 and require a 2 meter buffer protection zone for its nest tunnel and chamber as stated in the official report on the impact of the M8 Baillieston to Newhouse Road scheme.

The preliminary drainage scheme as proposed allows surface water collected over a large impermeable area to discharge into the RAMSAR site watercourse and ultimately into the River Thames. Permitting this scheme will significantly alter flows in the watercourse and thereby disrupt and harm the ecology of invertebrates and fish present. Discharging into the watercourse will also damage the banks through the impact and effects of water flooding and soil erosion. Local drainage byelaws exist to protect the banks from physical damage.

