
From: Katie Miller <Katie.Miller@kentdowns.org.uk>
Sent: 27 January 2022 09:19
To: Planning Admin
Subject: 20211565 Land Adjoining Wildacre, Camer Road, Meopham, Gravesend Kent

Dear Alison

Thank you for consulting the AONB Unit on the above application.

The Kent Downs AONB Unit is currently experiencing unprecedented levels of major planning related work and is therefore unable to provide a detailed response on the application. This does not indicate that the AONB Unit considers the proposal would not impact on the statutory purposes of AONB designation and it is the responsibility of the Council to decide whether the application meets legislative and policy requirements in respect of AONBs.

The local planning authority has a legal duty to take account of the purposes of AONB designation in determining the application i.e. the conservation and enhancement of the area's natural beauty. In addition to consideration of the proposal against the local authority's development plan, account should be taken of paragraphs 176 and 177 of the NPPF and the principles and objectives of the [Kent Downs AONB Management Plan, Third Revision](#) 2021 to 2026. The Management Plan is adopted by all the local authorities in Kent as their policy for the management of the AONB and for the carrying out of their functions in relation to it. The national [PPG](#) confirms that AONB Management Plans can be a material consideration in determining planning applications.

We note that the site is relatively well served by the local highways network and benefits from an existing hard surfaced area for parking. It also appears to benefit from existing vegetative screening around the perimeter of the site. Should the principle of the proposal be considered acceptable, we would welcome opportunities for enhancing the existing hedgerow along the boundary with Camer Road to be explored, to help meet the policy requirement for AONBs to be enhanced as well as conserved. It is considered that permitted development rights for any lighting or paraphernalia associated with dog exercise such as agility training equipment is taken away so the acceptability of such facilities can be properly assessed. Details of fencing and gates should also be sought.

I hope this is of assistance to you. I would be happy to discuss further if this would be helpful.

Kind regards

Katie Miller MRTPI
Planning Manager

I work part time, usually Wednesday to Friday. Due to coronavirus-Covid 19 restrictions, I am currently working from home. Please contact me by email.

Kent Downs Area of Outstanding Natural Beauty Unit
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