

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 30/10/2024 8:51 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 Meopham Gravesend Kent

Comments Details

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

Reasons for comment:

Comments:	I submit my formal objection to the above-referenced planning application (20240822), which proposes a residential development on green belt land at the mentioned site adjacent to my property. I request that the Council refuse this application for the following reasons: 1 - Impact on My Property and the Surrounding Area As a resident overlooking the proposed development site, I am concerned about the drastic and dramatic changes to the visual landscape due to the removal of the established trees, this will have a negative impact on the natural beauty of the area, while also reducing the privacy of my property, and negatively affect the environmental quality of the area. 2 - Negative Impact on Property Value An development on the site will reduce the value of my property and those surrounding the land. Being green belt land was a contributing factor to my decision when I purchased my property and it adds significant value to my home, providing a serene, view of natural beauty. The introduction of residential properties will require the removal of trees, negatively affecting the outlook, making the area less desirable which will lower property values. 3 - Potential Flood Risk There are already issues with flooding in Rhododendron Avenue, which has increased over the last few years due to climate change, clearing the area of the trees and excavating the sloping property to make way for two new dwellings would exacerbate this, increasing the flood risk for nearby properties. Retaining the area which is already classified as green belt is a natural flood barrier and essential to the area. 4 - Negative Impact on the Environment As green belt land the area supports well established ecosystems and diverse wildlife. The proposed development will disrupt the habitats for various species,
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including mammals, birds and insects, while also removing established and valuable trees and greenery from the area. There are no positives for the environment to allowing a development on this site.

5 - 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 considered harmful to the green belt, conflicting with national policy.

6 - Lack of Very Special Circumstances

The application does not demonstrate the "very special circumstances" required to justify building on the green belt area. The benefits listed, such as increased housing, do not outweigh the harm it will do to the area and do not consider available alternative sites outside the green belt.

7 - Conflict with Local Development Plans

The proposed development is contrary to both national and local planning policies. The Council's Local Plan designates this site as green belt which prevents development. Changing this and approving any development would undermine long-term planning objectives and set a dangerous precedent for future development on other similar sites in Rhododendron Avenue and surrounding areas.

8 - Alternative Sites

The Council should prioritise sustainable development on non-green belt land and not consider granting permission to develop protected areas designated as Green Belt. The applicant should be instructed to find other viable sites that could be developed for housing without removing protected green belt land.

9 - Local Public Opposition

In the local area there is widespread opposition to this development. The local residents highly value the green belt for adding to the areas natural beauty and providing much-needed open space. This proposal would have a significant negative impact on the area and the quality of life for those living nearby.

In summary, the proposal to develop the site will be detrimental and harmful to the site, surrounding properties and the environment, significantly changing the look of the area and as such I request the Council consider my objections and protects the Green Belt areas and reject the application.



Kind regards