

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 01/12/2024 10:54 PM from [REDACTED]

Application Summary

Address:	Land South Of Pear Tree Lane Pear Tree Lane Shorne Gravesend Kent
Proposal:	Change of use of the land for the stationing of 2 static homes, 2 touring caravans and shared day room for Gypsy / Traveller occupation. Associated hard and soft landscaping.
Case Officer:	Ms Amanda Cue

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	WOODLANDS LANE GRAVESEND

Comments Details

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

Reasons for comment:

Comments:	Planning Application Ref: 20240600 Re: Change of use of the land for the stationing of 2 static homes, 2 touring caravans and shared day room for Gypsy / Traveller occupation and associated hard and soft landscaping at Land South of Pear Tree lane, Shorne, Gravesend, DA12 3JX
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Dear Sir/Madam,

I am writing as a resident of Shorne to formally object to the above referenced planning application.

After carefully analyzing the details of the application, I recognize the importance of providing accommodation for gypsy and traveller communities but I have several significant concerns that, I feel, render this specific proposal unsuitable for approval:

1. Green Belt and Landscape Impact: The site lies within the Green Belt, where development is permitted only under exceptional circumstances. While accommodation for gypsy and traveller communities may be considered a special circumstance, the proposal fails to adequately justify the harm to the openness of the Green Belt.

The introduction of static and touring caravans, along with a day room, would constitute inappropriate development that conflicts with the rural character of this area. The site is visually prominent from public vantage points, and the development would detract from the natural and historic landscape of Shorne, which is valued for its scenic beauty.

2. Highway and Traffic Safety: Pear Tree Lane is a narrow, rural road with limited

capacity for increased vehicular traffic. The addition of caravans and associated vehicle movements would pose a safety risk, particularly given the proximity to the See Ho Pub, where parking and access are already constrained. The junction near the proposed site is not designed for frequent use by larger vehicles, creating a potential hazard for both residents and visitors.

3. Suitability of Location: The site's location raises questions about its suitability for long-term residential use. There is insufficient evidence that the necessary infrastructure (such as water supply, drainage, and waste disposal) is in place or can be implemented without causing environmental harm.

The proposed site is poorly suited for a traveller site due to its immediate proximity to large detached dwellings, which are a defining feature of this area. These properties are characterized by their large, dominating character and rural tranquility. The introduction of a traveller site could lead to tension due to stark differences in land use, appearance, and lifestyle.

4. Impact on Community and Local Amenities: The See Ho Pub is a cherished local amenity and social hub for Shorne. The proximity of the proposed site could impact the pub's character and the community's enjoyment of this historic venue.

The incompatibility between a traveller site and neighboring homes could result in an erosion of community cohesion. Furthermore, this incongruity risks creating ongoing disputes over issues such as noise, boundaries, and the general aesthetic of the area, which would negatively affect both the new occupants and existing residents.

5. Ecological and Environmental Concerns: The proposed site and its surroundings support a variety of wildlife and vegetation. No ecological assessment has been provided, leaving unanswered questions about potential impacts on biodiversity and the local environment. Development in this area could disrupt habitats and negatively affect the ecological balance of the village.

6. Cumulative and Precedent Effects: Approving this application risks setting a precedent for further development in the Green Belt, which would compound the cumulative impacts on Shorne's character, infrastructure, and community. This is particularly concerning given the village's historic and rural nature, which should be safeguarded for future generations.

7. Inconsistencies in Planning Decisions: It is also important to note that the council has previously rejected other sensible and modest proposals for this piece of land, as well as other planning applications submitted by local residents for sites within Shorne (both inside and outside the village envelope). Many of these applications were in keeping with the character of the area and sought to enhance the village in a sustainable way. To approve this application would undermine the credibility of the council's decision-making process and the legitimate efforts of local residents whose reasonable proposals have been rejected in the past.

Conclusion: Whilst the accommodation needs of the gypsy and traveller communities must be met, this proposal is unsuitable due to its adverse impacts on the Green Belt, local character, infrastructure, and community well-being. I urge the planning committee to refuse this application and to consider alternative sites that are better suited to meet the needs of all stakeholders.

Kind regards