

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 02/08/2024 7:03 AM from [REDACTED]

Application Summary

Address: Walnut Hill Nursery Walnut Hill Road Gravesend Kent DA13 9HL

Proposal: Application to determine if prior approval is required for a proposed; conversion of a building to a commercial use Class E, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class R.

Case Officer: Mrs Katherine Parkin

[Click for further information](#)

Customer Details

Name: [REDACTED]

Email: [REDACTED]

Address: [REDACTED] Longfield Avenue New Barn Longfield

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Whilst I am fully supportive of local business this site is big and a former nursery in green belt land. The intended change of use to effectively a business HQ and vehicle depot. The vehicles some of which are substantial in size are already causing local road blockages and traffic jams in the lanes is unacceptable. The road is single track with very limited passing spaces relying in private drives to pass. The Wrotham Road junction is blind and very dangerous and it will only be a matter of time before there is a serious accident. Alternative routes through Istead Rise via houses and the local primary school are also too narrow for some of these vehicles and they should not pass through a residential road. Longfield Avenue adjacent to the site is a private unmade road and their vehicles have stated to use this for access. This will add to the disrepair and degradation. After passing this stretch it goes into Dartford Borough part of Longfield Avenue fully residential and not appropriate for large vehicle movement. The last point of entry is via Stoney Corner onto Park Hill. This road is already a popular short cut and gets very clogged at times. Single track with passing spaces. Their larger vehicles will take up all the road and become a real problem with potential jams and backing up on the Wrotham Road and at Longfield Hill.

As a former agricultural based site it is not geared or designed as a vehicle depot. There are already some offices on site and a bit of warehousing/storage. The majority of the site is shingle over soil. There is parking etc for site appropriate in size for the former use. For vehicle storage especially commercial vehicles they will leak and drop oil and other pollutants. This will contaminate the land and will seep into adjacent property. The intended use of the site is very industrial and not appropriate. There are industrial areas in Gravesham and that is where this drainage business operations should be located.

How a nursery and industrial type operation fall into the same use class is astounding and I think needs to be carefully looked at. To operate correctly and prevent pollution as they will discharge and wash their commercial vehicles on

site. The site needs to be properly developed with roads hard standing drainage interceptors etc etc to fulfil the function. The net effect will be concreting over green belt agricultural land. This should not be allowed and the appropriateness of usage assessed. If because of the quirks of planning law they can use the site. They need to make it fit for purpose and this should have been done prior to trading. The road movements this firm makes is massive compared to the former users and inappropriate for the infrastructure. They should not be allowed to be taking large commercial vehicles to this site on a day in day out basis.

Kind regards