

I am writing an objection on the following planning application reference number 20250558 Land at East Court Farm, Church Lane, Chalk, Gravesend.

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

The Heritage Impact Assessment documentation as submitted refers to the East Court Farmhouse as a grade II listing without mention of the numerous curtilage listed traditional barns which are included in the grade listing and referenced in previous application reference numbers; 20040447 and 20040448.

The curtilage listed traditional barns; the former threshing barn known as Eastcourt barn and The Barn, together with the recent application 20190265 approved loading bay garage traditional style black barn are both highly visible and adjacent on the proposal site with the proposed siting of the Glampitect designed contemporary Snowdon model of glamping pods. An aerial photograph attached clearly displays the traditional farmyard traditional design style and layout. A farmstead survey compiled and submitted in a previous application reference 20040448 confirms the historical evolution of the entire farmstead, noting the significance of various traditional style structures and the primary farming operations being of sheep livestock grazing with photographs and testimony. Therefore the planning application proposal in advocating the use of contemporary design glamping pods in design character terms impacts negatively upon the grade II listing setting of the East Court Farm traditional design of its curtilage buildings.

The Ecological Impact Assessment documentation as submitted refers to recent clearances of vegetation within the woodland section of the site including evidence of woodland habitat disturbance and several nearby biological records of several bat species. The woodland habitat on the application site stands as the sole remaining established native woodland in the parish of Chalk and within the buffer of the protected RAMSAR site. Irrespective of whether planning permission is granted, a tree preservation order (TPO) on the section of woodland is required and requested.

The proposal will generate additional vehicular traffic to the detriment of road safety onto Church Lane which is of sub-standard width and junction visibility according to committee report comments raised in an earlier application 19920437 for commercial use at East Court Farm.

The proposal risks the safety of the public, the nearby wooden curtilage listed grade II barns and the woodland vegetation in the addition of several fire pits into the proposed design layout. Their proposed siting within woodland will generate a fire risk to the detriment of the amenity of the area.

Yours sincerely,

A black rectangular box redacting the signature of the objector.