

Consultation
C/O Gravesham Borough Council
Planning Services Manager
Cygnet House
132 Windmill Street
Gravesend
Kent DA12 1AU

Please ask for: Sarah Ashton
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DX: 142726 Dartford 7
Your Ref: **20211478**
Our Ref: DA/22/00426/OBB
Date: 10th May 2022

Dear Sir,

Town and Country Planning Act 1990

Consultation on an application for demolition of all buildings and the erection of 16 static homes restricted to those aged 55 and above, with associated management office, internal vehicle access road and parking within Gravesham Borough Council Little Acres Longfield Avenue Gravesend Kent

I refer to the above application which has now been considered by the Borough Council and wish to thank you for the opportunity to comment thereto.

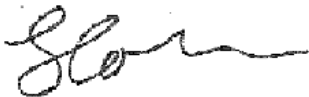
Following on from the letter dated 29 April 2022, taking on board comments from the Council's Environmental Health Team relating to the history of the site and having also had the opportunity to consider further the infrastructure impact of the development, Dartford Borough Council now raises objection to the proposed development of the site.

The Council considers that it is for Gravesham Borough Council as the relevant Local Planning Authority to consider an application of this scale within the Green Belt having regard to their own planning policies and, in this case, against Green Belt Policy set out within the National Planning Policy Framework. DBC has concern that the proposal results in encroachment of the countryside, urban sprawl and would impact the rural character of this part of Longfield Avenue and would create a more urban appearance across the entire site. It is also for Gravesham Borough Council to consider the impact of the proposal on the amenity of existing surrounding residents and future residents of the site, GBC's attention is drawn to the concerns raised by DBC's environmental health team and the potential for disturbance of adjacent existing residents. If the proposed mobile homes are considered to fall within the definition of "caravans", DBC would also request that consideration is given to whether the proposed layout would meet the private site licence requirements for a caravan site.

The Council considered that the site is an unsustainable location which is unlikely to discourage car use and would be contrary to the objectives of the Dartford Local Plan to locate new development close to local facilities in order to encourage modal shift away from the car. This quantum of development is likely to result in impact on infrastructure within Dartford, including health services, transport infrastructure and green infrastructure.

The Council requests that Gravesham Borough Council considers the proposal against the criteria set out in Policy CS10:4 of the adopted Dartford Core Strategy given the proximity of the site to Dartford Borough and the cumulative impacts of development on the infrastructure in Dartford.

Yours faithfully

A handwritten signature in black ink, appearing to be 'S. L. ...', written over a large, light grey diagonal watermark that reads 'Gravesham Borough Council'.

HEAD OF PLANNING SERVICES