

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 06/12/2024 12:31 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:	[REDACTED] Pear Tree Lane Gravesend

Comments Details

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

Reasons for comment:

Comments: - This objection is submitted by [REDACTED]
[REDACTED] Pear Tree Lane, Shorne Gravesend, [REDACTED]
[REDACTED]

- The 2023 Framework requires that planning policies and decisions ensure that new development can be integrated effectively with existing businesses and community facilities (including pubs and music venues). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on a new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before development has been completed (all paragraph 187).
- The 2023 Framework also states that planning policies and decision should ensure that developments create places that area safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users (paragraph 130).
- It is considered that the applicant has under-assessed the very real issue of noise pollution in the context of the proposed noise-sensitive residential development. The applicant has not provided a requisite noise impact assessment of existing noise-generating uses and their impact upon the proposed development. This must be assessed before a decision can be made.
- The introduction of new noise-sensitive dwellings adjacent to a popular public house with substantial car park adjacent to the application site could give rise to complaints by future residents to established, lawful noise and activities at the

public house. There is no noise assessment that accompanies the planning application to demonstrate how the development can be attenuated to guard occupants against general noise and activity at the public house. The provision of static caravans as dwellings would not provide any means of attenuating the structures from existing, established noise sources.

- The application site is an inappropriate location for non-essential noise-sensitive development.
 - The site lies outside the recognised settlement and so the proposed development is contrary to policy CS02 of Gravesham Local Plan Core Strategy.
 - The proposal would be inappropriate development in the Green Belt, having regard to the development plan and the National Planning Policy Framework.
 - The proposed permanent buildings would have a severe detrimental effect on the openness of the Green Belt.
 - There are no very special circumstances that justify setting aside the presumption against inappropriate development in the Green Belt. There is no evidence that the proposed occupants have a strong and historic relationship with the local area, nor that there is a fundamental reliance on local schools and health services to serve the needs of education and health care for the occupants.
 - The site does not have sustainable transport links with essential service and does not meet adopted design standards and so the proposed development conflicts with policies CS01, CS11 and CS19 of Gravesham Local Plan Core Strategy.
 - Development of the site would conflict with the established development pattern of the surrounding area.
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Kind regards