
From:
Sent: 16 September 2025 20:46
To: Planning Comments (SMDC)
Subject: Planning Application Reference: (Ref: SMD/2025/0380)

Categories:

RE: OBJECTION TO OUTLINE PLANNING APPLICATION FOR ERECTION OF ONE DWELLING ON GREEN BELT LAND Planning Application Reference: (Ref: SMD/2025/0380), Site Address: opposite: Lyndhurst, Sutherland Road, Longsdon.

Dear Sir/Madam, I am writing to formally object to the above-mentioned outline planning application for the erection of one dwelling on land designated as Green Belt.

1. Conflict with National and Local Green Belt Policy

The proposed development is clearly contrary to both national and local planning policy relating to Green Belt land. Paragraphs 137–151 of the National Planning Policy Framework (NPPF) set out the fundamental aim of Green Belt policy: to prevent urban sprawl by keeping land permanently open. This application fails to meet the limited and specific exceptions for new development in the Green Belt as outlined in Paragraph 149 of the NPPF. The construction of a new dwelling on previously undeveloped Green Belt land constitutes inappropriate development, which is by definition harmful to the Green Belt and should not be approved except in very special circumstances. The applicant has not demonstrated that such circumstances exist. In fact, the proposal would: Permanently diminish the openness of the Green Belt; Set a dangerous precedent for further encroachment and speculative applications; Undermine public confidence in the protection of Green Belt land.

2. Lack of Very Special Circumstances For development in the Green Belt to be considered,

This must be accompanied by robust evidence that very special circumstances outweigh the harm to the Green Belt. No such justification appears to be provided in this outline application. Personal preferences, land ownership, or housing demand do not in themselves constitute very special circumstances unless supported by robust local need and policy support — none of which have been demonstrated.

3. Impact on the Character of the Countryside, this site is **designated Agricultural Green Belt land**, contributing to the open countryside character. Development here would:

- Permanently remove it from agricultural use
- Erode openness and rural character
- Undermine Green Belt purposes:

The site is in a rural location where the open and undeveloped nature of the landscape contributes significantly to the character of the area. The introduction of a dwelling, along with associated infrastructure (driveways, garden curtilage, possible outbuildings, etc.), would urbanise an area that currently serves as a visual and ecological asset. Furthermore, the loss of this open land would erode the rural setting and may lead to further infill or ribbon development in the future, especially if this application sets a precedent.

4. Precedent and Cumulative Impact

While this is an application for a single dwelling, approving this development could encourage similar speculative applications in the surrounding Green Belt. The cumulative effect of such approvals would ultimately erode the function and openness of the Green Belt — something which national policy is designed to prevent.

5. Sustainability and Location

The site appears to be in an unsustainable location with limited access to public transport, services, or amenities. Development in such areas is discouraged under the NPPF, which seeks to focus new housing in locations that are well connected and promote sustainable patterns of development. Granting permission here would be inconsistent with those objectives.

6. Privacy and Residential Amenity

The proposed dwelling would directly overlook neighbouring properties, resulting in a significant loss of privacy for existing residents. The orientation and proximity of the new building would compromise the quiet enjoyment of gardens and rear-facing rooms, particularly for homes on Limes Avenue and High View. This intrusion is contrary to Policy DC1 of the Local Plan, which seeks to protect residential amenity.

7. Sewerage and Drainage Concerns

The site is not connected to a mains sewer, and the application proposes a package treatment plant. Given the sloping nature of the land and proximity to neighbouring properties, there is a serious risk of overflow or system failure, which could result in environmental harm and health hazards. Previous applications have acknowledged that the area suffers from limited drainage infrastructure and capacity issues. This makes the site unsuitable for further development without significant investment in utilities.

8. Highways and Safety Risks

Sutherland Road is a narrow rural road which is already at capacity and close to the busy A53 junction, therefore an increase in congestion and turning hazards for walkers, cyclists and vehicles travelling past the entrance.

Conclusion In summary, this application is inappropriate development in the Green Belt, lacks very special circumstances, and is contrary to both the NPPF and likely to contravene local planning policies on development in protected land. It would cause demonstrable harm to the openness, character, and long-term integrity of the Green Belt. I urge the Council to refuse this outline application in full, and uphold the strong policy protections intended to safeguard Green Belt land for future generations.

Yours faithfully,

Debbie Alcock

Lyndhurst, Sutherland Rd

Longsdon