

LAND BEHIND NEW PILLINGE, MAIN ROAD, KNOCKHOLT

Comments must be based on 'Material Planning Considerations' referring to Public Planning Policy and Use of Land, not 'personal grievance'.

VALID reasons include:-

Infrastructure issues – which include water, roads, drainage, transport, schools, healthcare issues – GP and hospital.

Loss of light

Overlooking and loss of privacy

Overbearing impact

Highway safety and Traffic ** See below.

Character and appearance (over-development of site)

Unacceptable noise or light pollution

Environment / Wildlife - negative impacts, need for biodiversity net gain

Flood risk and Drainage issues

Policy conflicts with adopted Local Plan

INVALID reasons include:-

Loss of private view

Impact on property market value

Boundary disputes / land ownership claims

Construction noise / dust / temporary disturbance

**** Highway Safety and Traffic includes :-**

Increased traffic

Poor access

Impacts on parking – existing / future

Congestion

Potential risks to highway safety (both vehicles and pedestrians)