

# Comments for Planning Application 22/501335/FULL

## Application Summary

Application Number: 22/501335/FULL

Address: Land North Of Little Cheveney Farm Sheephurst Lane Marden Kent

Proposal: Installation of a renewable energy led generating station comprising of ground-mounted solar arrays, associated electricity generation infrastructure and other ancillary equipment comprising of storage containers, access tracks, fencing, gates and CCTV together with the creation of woodland and biodiversity enhancements.

Case Officer: Marion Geary

## Customer Details

Name: Mr David West

Address: Roughlands Barn, Goudhurst Road, Marden Tonbridge, Kent TN12 9NH

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My wife and I object to this application on the following grounds:

1. Whilst we support the use of solar power, the size of the proposed solar farm is far too large. It will dominate the area.
2. The site chosen is in the flood plane. A 2.4m fence will collect debris in a time of flood and have a damming effect leading to water being forced into other areas including our land
3. Building in the flood plane should be prohibited, whatever the reasons for the construction
4. The area has considerable wildlife - deer, many owls including barn owls and little owls, buzzards, sparrow hawks, many wood peckers, wood larks, sky larks to name just a few of the species we see and hear regularly. Such a large solar farm will significantly impact the wildlife movement with restrictive fences, and feeding as birds will no longer be able to find prey animals under the panels.
5. A number of footpaths pass near or through the property. We have applied for planning consent on a number of occasions and have been refused with one of the reasons being given is the impact on the rural nature and outlook from the nearby footpaths. If this is a reason to stop minor development on our property it must be a reason to stop or restrict a development of such a size.
6. Another reason for the refusal of our planning applications has been our property is a "historic

farmstead" setting. A 75 hectare solar farm nearby is clearly detracting from the historic farmstead significantly more so than our planning applications.

7. The land is good grade farmland. Using it for a solar farm is not a sensible use of the land especially when the recent invasion of Ukraine by Russia will reduce the availability of grain which has been grown on this land for many years.