

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 10/06/2025 9:48 PM from [REDACTED]

Application Summary

Address:	Land At St Albans Close Open Space Gravesend Kent DA12 5SE
Proposal:	Erection of 8x Solohaus self contained modular homes for temporary homeless accommodation, with associated plant, bin and bike stores and landscaping.
Case Officer:	Mrs Lisa Fisher

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] St Albans Close Gravesend

Comments Details

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

Reasons for comment:

Comments:	Objection to Proposed Solohaus Housing Scheme at St Alban's Close I would like to express my strong objection to the proposed development of eight Solohaus housing units on the open space at St Alban's Close. As a resident of the area, I have deep concerns regarding the impact this scheme will have on our community, and I respectfully urge you to oppose and block this project at the planning stage. While I understand the need to support vulnerable individuals, I do not believe that this scheme is appropriate for the St Alban's Close site. 1. Loss of Community Green Space: The open space in question has historically been used for recreation and leisure by local families and children. The claim that only 15% of the space will be taken up is misleading, as the construction footprint and permanent changes will significantly affect the area's character and usability. 2. Site is Too Small: The proposed development tries to squeeze eight units into a space that is simply too small. This leads to a cramped design that is out of scale with the surrounding area and risks creating an overdeveloped and congested feel in what is currently a valued open area. 3. Safety Concerns and Background of Residents: I am particularly concerned about the background of the potential residents of these units. The council has acknowledged that many homeless individuals may have a history of drug or alcohol use. As a parent, I am deeply worried about the safety and wellbeing of my children, who play outside and use the nearby green space. Introducing residents with potentially troubled pasts into a family-oriented estate raises serious safeguarding issues that cannot be ignored. 4. Community Safety and Oversight: Despite assurances, there are genuine
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concerns about anti-social behaviour (ASB) and substance misuse. The community should not be expected to bear the risks or manage issues that may arise, especially given limited council responsiveness to noise and ASB complaints historically.

5. Parking and Congestion: The estate already struggles with parking congestion. While it is stated that new residents are unlikely to own vehicles, this does not take into account the added pressure from visitors, support workers, or family members who will come to see them. These additional vehicles will inevitably occupy already scarce parking spaces used by current residents.

6. Property Value Impact: Understandably, residents are concerned about the effect this development will have on local house prices. The council admitted they have no data to support whether similar schemes have had a neutral or negative impact elsewhere.

7. Design and Suitability: The physical appearance of the Solohaus units is wholly out of character with the surrounding residential properties. This visual inconsistency will negatively affect the aesthetic of the neighbourhood.

8. Transient Occupancy: With residents expected to stay from 6 months to 2 years, the short-term nature of tenancies will prevent meaningful integration and may contribute to community instability.

9. Bin Store Placement and Hygiene Concerns: The proposed location of the bin store is unacceptably close to my home. I do not want to look out of my window and see a cluster of large refuse bins, nor deal with the inevitable smells and hygiene issues, especially in warmer months. This is not only unpleasant, but it risks reducing the quality of life for nearby residents.

I urge you to take these concerns seriously and represent the wishes of local residents by opposing this development. While we recognise the importance of providing housing for those in need, the solution must not come at the cost of long-established community wellbeing, safety, and cohesion.

Kind regards