

16 APR 2024

Planning Services Attn: Mrs. Alison Webster
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU
Ref: 20240308 .. 28 Coutts Avenue

Dear Madam

We are writing to protest in the strongest possible terms regarding the proposed further development of the land adjacent (garden) of 28 Coutts Avenue. This proposal is an over development of the site and will cause unwanted stress to the neighbours and residents of Coutts Avenue. The council's policy CS19 states that new developments should safeguard the living conditions of neighbouring occupants but the developers are trying to use this same strategy policy to push for over developing this site for their own financial gains. They went to appeal to try and over develop the site, on the grounds of needing to make more profit and that is what this revised proposal is all about, subtle changes to achieve maximum profit over all else.

Developments should not adversely affect the quality and character of an area or the general well being of the residents. This developer is trying to suggest that this proposal will make improvements to the general area when it will achieve the opposite. This development has created a cul-de-sac with-in a cul-de-sac and will result in on road parking problems that will affect the whole area. The vast majority of residents in the immediate area are retired and elderly. To suggest that Public transport is the answer to our parking problems is to simply ignore the facts of living in a rural community.

Public transport is always looking to cut down on its services. They are unreliable and no one wants to wait for a bus to get them to an urgent appointment i.e. Hospital. We need on road parking to help them conduct/live their lives. It is needed for health care professionals, family and friends who regularly visit and help with the welfare and wellbeing of the residents.

As you are already aware the development of no 25 Coutts Avenue has already increased the housing stock by one the development of no28 will increase it yet again by how many is still open. For sure it will increase by a minimum of 3 (total 4) which will put pressure on the neighbouring properties to find on and

off road parking solutions due to the planned crossovers and access road. On road parking at the top end of Coutts Avenue was limited to 7 spaces this will be reduced to possibly 1 or 2 at best and that is with the vehicles parking on the pavements preventing free pedestrian movement. Not a good situation for anyone including visitors to any of the new property owners. The road leading to the proposed new properties is only wide enough for a single vehicle access and parking provided for each proposed new property is barely adequate for their residents.

Coutts Avenue already suffers in general from a lack of on road parking spaces, with residents from Green Farm Lane and the village parking their cars and vans in Coutts Avenue these proposed properties will greatly add to this ongoing problem. Plus the extra traffic generated by these proposed new builds will greatly increase the number of traffic movements along Coutts Avenue producing more pollution.

This leads onto our next point which is the movement of vehicles in and out of Coutts Avenue. At present the only way that the council waste collection vehicles can negotiate in and out of the Avenue is by reversing into the Avenue and driving back out. Coutts Avenue is not the definition of an Avenue; it is not a wide tree lined leafy road. It is narrow, 4.9 metres wide pavement to pavement; with limited on road parking along its length and all delivery vehicles must either drive in and reverse out or reverse in and drive out. A car can do a three point turn at the end of the cul-de-sac; anything larger must drive in reverse out/ reverse in drive out. The present width of a commercial lorry is 2.6 metres and the average for a car is 2 metres, with a road width of 4.9 metres this leaves no error for Lorries passing residents/visitors cars/ property frontage and there have been a few very near misses to date. Plus the developers park on the pavement (which is now so badly broken-up that it is not safe to walk on) causing bottle necks that emergency vehicles could not pass through putting lives at risk.

Again has consideration been given to the impact that these proposed extra homes will have at the crossroads (Forge Lane/Green Farm Lane/Gravesend Road). The extra traffic that will be generated, both vehicular and footfall using this unmarked crossing will greatly increase the chances of both crashes and accidents. Sadly we have recently witnessed the death of one of our residents who was knocked down and killed whilst crossing the road at Shorne Crossroads , on his way home from the village shop. One death is one to many.

And lastly, please don't be bullied by the developer, Protect the Tax Paying Residence and their right to live in a safe, secure, friendly neighbourhood/environment, Not in an overcrowded Rat Run created for profit. We are not NIMBY's we are just ordinary people trying to protect our neighbourhood and quality of life.

Yours sincerely

