

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 12/02/2024 10:18 AM from [REDACTED]

Application Summary

Address:	7 The Turnstones Gravesend Kent DA12 5QD
Proposal:	Demolition of existing 4 bed bungalow and double garage. Erection of two semi-detached four bed two storey houses with single garages.
Case Officer:	Mrs Lisa Fisher

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] The Turnstones Gravesend Kent

Comments Details

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

Reasons for comment:

Comments: Attn of:
The Planning Manager (Development Management)
Planning & Regeneration Services
Gravesham Borough Council
Gravesend
Kent

12th February 2024

Re: Objection submissions in respect of Planning Application 20240056 - [REDACTED]

Introduction

My partner bought our property off plan during the early stages of the development in the 1980's, so has detailed knowledge of the construction from ground up in the area of the proposed demolition and new build planning application. Many residents who bought properties at that time remain here to this day and have similar knowledge of the original development.

Previous Planning Applications

There have been several applications over recent years by the owners of the property at No 7 The Turnstones and all have been refused for a variety of good reasons. However, the most recent dismissed application that was subsequently appealed (APP/K2230/W/21/3284659) and dismissed again after a site visit on 9th November 2022 by The Inspector Appointed by the Secretary of State giving a detailed set of reasons but in summary based on the following criteria:

- The effect of the proposed development on the character and appearance of the surrounding area; and
- The effect on the integrity of the Thames Estuary and Marshes Special Protection Area (SPA)

Although the design of the proposed properties has been very minutely downscaled to try and accommodate the first point above, it remains as proposed to have a dramatic effect on the character and appearance of the surrounding

area.

On the second point, absolutely nothing has changed to mitigate the impact. Therefore, the proposal would adversely affect the integrity of the SPA and would be contrary to Local Plan Core Strategy Policy CS12.

It should be noted that Slow Worms exist in the area and are resident in some gardens opposite the proposed development and this would need further investigation and consideration to the permission of any development nearby. In conclusion, the proposed development would be contrary to the development plan and there are no other considerations which would outweigh this finding.

Land condition at No 7 The Turnstones

The original developers planned to build two bungalows on the plot but discovered the land was subsiding and could not proceed. There was also a Dene Hole identified nearby to which the local council required indemnities against future issues with the developer McAlpine. They latterly changed to building the existing property being a single storey bungalow to reduce and spread the buildings mass over the ground which was positioned to one side of the plot approx. 2 metres from No8's plot and both No's 8 and 7's foundations were pile driven. The Bungalow No.7 subsequently did subside with 18 months of completion and had to be vacated by the owners whilst it was underpinned to stabilise it.

No.8 so far has not subsided but demolition of No 7 and subsequent groundworks involved in preparing the site for new build could trigger subsidence on both plots, particularly as the present owner of No7 has allowed many trees within the property boundary to grow in some cases to 20-30 feet high and when these are removed to prepare foundations the deeply embedded root systems could cause subsidence or land slip particularly on the boundary with No.8 and the steeply sloping ground at the back of the plot to the house below (No 18 The Sandpipers) that has its roof and gardens some way below the proposed development plot.

In addition to the above the sub surface of the site including the amenity/public space has been chalk lined by the original developers due the risk of methane gas permeating up from the old land fill site below. In 1991 as part of the National Survey of Former Landfill Sites Kent County Council Waste Control conducted a survey in cooperation with Gravesham Environmental Health on the estate and although their findings in the areas they tested were within the range of values we have concerns over what localised contamination may be present when the chalk lining is breached to install foundations and mains services for two such large properties.

In conclusion nothing about the land condition and subsidence risk we believe would have changed since the original construction and subsequent property's subsidence months later despite piling the foundations. We are very surprised that there appears to have been absolutely no consideration taken in the planning process so far for the historical issues with the land condition. If the plot was not suitable for two story multi-house construction then, it clearly shows the same risk potential as before when the original developer decided it was not suitable to build on in this way. That and the risk to the neighbouring property No.8 The Turnstones, No. 18 The Sandpipers and other surrounding properties drives this section of our objection to the planning application.

Design & Access Statement

Justification given is that the proposed properties will present no greater frontage to the street scene than do Nos 8 and 9, which are a pair of link-detached dwellings' set further back with much less visual impact. This is not a good comparison taking account of the position and proximity of the plot on a prominent bend in the road and adjacent to the open public space.

The proposed properties by virtue of their scale, mass and siting will have a dramatic impact on the approach to the area and safe visibility for traffic. The tree screening currently shown on the approach from the North will actually need to be removed to facilitate construction of the new properties, thereby exposing these large 2 storey properties in full view from this approach, the open public space and overlooking properties in both The Turnstones and The Lapwings. In conclusion this process has been flawed in its approach and consideration of likely outcome after construction and this drives our objection to the planning application.

This Cul-De-Sac is served by one narrow road that bends around the Bungalow at No.7. During demolition and construction there would be no off-street parking available to contractors or their waste removal trucks and supply chain materials deliveries. Visibility when entering or egressing the area is severely limited when residents' cars are parked nearby. Large deliveries to properties on a frequent basis struggle to manoeuvre to access some properties and then cannot turn around safely without reversing the length of the road past residents housing and the adjacent public space that has heavy pedestrian traffic daily, for the surrounding area and particularly for parents and children accessing the St John's Primary and Secondary school gate at the bottom of The Turnstones opposite the Old Road East junction.

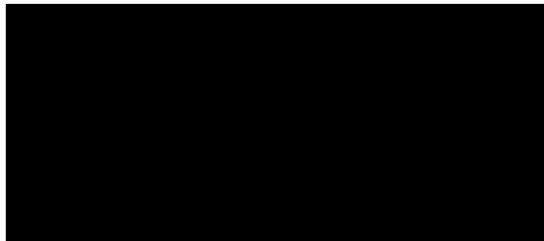
Turning in and out of The Turnstones from the only access point, being Old Road East, is very tight and risky at times and considerably more so for larger vehicles typically related to construction services. Visibility of traffic in both direction on Old Road East when entering or leaving The Turnstones is difficult at most times of day. In our view there is a high risk of accidents and injury with any increase in traffic to/from The Turnstones particularly between 08:00 and 09:30 and the staggered school leaving times that takes place between 14:00 and 16:00 every weekday.

In conclusion we have major concerns about the risk potential for many more and larger vehicle entering and exiting The Turnstones during the construction phase and also on a daily ongoing basis with additional residences leading to the potential for blocking access to residents, their visitors, deliveries, service and emergency vehicles and this drives our objection to this planning application.

Parking Provision for new build proposal

The current plans show three allocated off-street parking spaces each for residents of the two new build properties. Although this may comply with local planning requirements in essence the two properties with maximum 4-bedroom occupancy of adults would exceed this and the parking could become a problem in the already highly populated location.

Therefore, we believe there would be the potential for many more vehicles on and around the properties causing poor visibility, roadway constrictions and potential blocking of access for larger vehicles such as store deliveries, Fire Appliances and Ambulances. There is only one narrow road in and out of the cul-de-sac for residents living beyond No.7 and our great concern is the high potential for this to happen and further drives our objection to the planning application.



Kind regards