

Ms. Amanda Cue
Planning Department
Gravesham Borough Council
Gravesend, Kent

Singlewell Road,
Gravesend
Kent. DA11 7RB

Wednesday, 24 April 2024

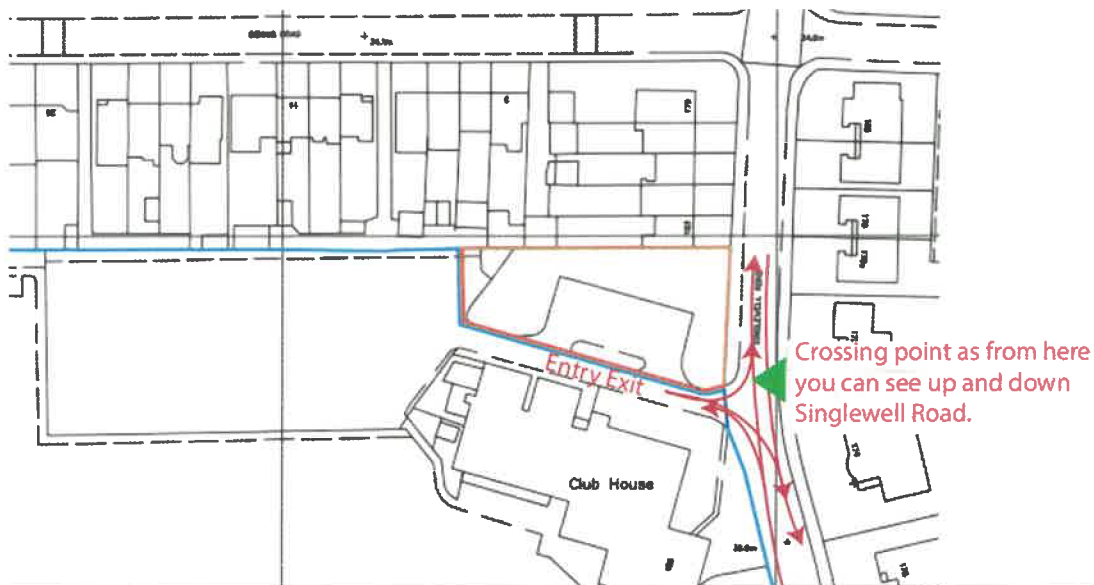
Dear Ms. Cue,

Re: Strong Objection to Full Planning Application No. 20240297 for the Erection of a Row of Terrace Houses at Mid Kent Golf Club, Singlewell Road, Gravesend, Kent, DA11 7RB

We are residents of the Woodlands Ward and a deeply concerned members of the Gravesend community. We are compelled to express our vehement objections regarding the proposed development at Mid Kent Golf Club as detailed in the above-referenced planning application. This proposal for constructing four two-storey terraced houses, complete with converted roof spaces and dormers (making it into a three-story buildings), alongside an 11-car parking area, is deeply troubling.

Environmental Impact: The absence of an Environmental Impact Assessment for this development is unacceptable, particularly given the significant ecological ramifications of transforming a longstanding golf course into a residential area—even if it involves just a corner of the golf course and we are ‘not in the know’ to future plans for the golf course. This site provides crucial recreational space and serves as an ecological buffer and wildlife habitat, roles it can no longer fulfil if compromised by residential development.

Traffic and Infrastructure Concerns: The proposal to add 11 new parking spaces, in addition to potential on-street parking, is a short-sighted solution that will undoubtedly exacerbate the existing load on Singlewell Road. This will increase congestion and present severe safety risks, especially given that the planned entrance and exit are on a notably busy bend. This configuration endangers families, school children who cross there, and golfers’ who frequent the area with their carts. The crossing should be independently observed to see the potential increase in danger to the public.



The curve in the road is a natural crossing point where you can view both directions of the road.
It is reckless and possibly risky to add more traffic at this point.

Loss of Community Amenity: The Mid Kent Golf Club serves as a pivotal recreational asset within our ward. Its conversion—even partially—into a residential plot represents a critical loss of green space that is irreplaceable, severely undermining the lifestyle and well-being of residents.

Aesthetic and Property Value Impact: The character of our neighbourhood, defined by its open landscapes and tranquil environment, is at risk. The introduction of terraced housing, especially with obtrusive features such as large dormers (as illustrated in rear elevation DWG 04), will disrupt the visual harmony of our area and could potentially lower property values. These large dormers will provide direct sightlines into the homes across the street, severely compromising the privacy and residential quality of life of existing residents.



Inadequate Public Engagement: The scale of this development necessitates comprehensive community consultation. Living opposite the golf course, it is evident that the efforts to engage with residents and integrate their feedback into the planning process have been grossly insufficient.

Compliance with Local Development Plan: We assert that this proposal does not align with our local development plan, which advocates for the preservation of open spaces and the careful consideration of environmental impacts before approving any such development.

Adequacy of Infrastructure and Safety Concerns: This application fails to address how it will enhance the local infrastructure to safely support the increased traffic and community use that it encourages. The safety risks introduced by this development, due to increased traffic on a problematic road layout, have not been adequately mitigated.

Given these severe concerns, we strongly urge the Planning Department to reject this application outright or, at a minimum, delay any decisions until a comprehensive environmental impact assessment is completed and a more extensive community consultation is conducted. It is imperative that any development on this site is thoroughly scrutinized, ensuring it aligns with the long-term interests of the Gravesend community.

Thank you for considering these points of objection. We are eager to receive your response and are hopeful for a decision that truly reflects the community's perspective and best interests.

Yours sincerely,

[Redacted signature block]