



Planning Services Attn: Mrs. Alison Webster
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU
Ref: 20231219 .. 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. His proposal may make sense on a green field site but not on a brown field site such as Coutts Avenue. This proposed development is creating a cul-de-sac with-in a cul-de-sac and would result in on road parking problem that would affect the whole Avenue.

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 2 (total 3) 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.

Once again we ask that has any thought been given to the impact on drainage and water. Can the drainage system cope with these extra proposed properties, we already suffer with flooding at the cross roads and rivers of water pouring down Green Farm Lane during periods of heavy rain?

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.

And lastly the site is presently being cleared, bonfires are constantly being used to burn rubbish and felled trees, HSE regs for building sites are being ignored, is this a developer that can be trusted to comply to planning regulations?

