

PLANNING REF : 241567
PROPERTY ADDRESS : 33 Venture Court
: Canal Road, Gravesend, Kent
: DA12 2AT
SUBMITTED BY : Mr Adam Minns
DATE SUBMITTED : 17/07/2024

COMMENTS:

I do not believe the development of this site is sustainable. The local infrastructure is not able to support the creation of these new homes and the additional population this would bring to the village. The site is not well accessible and the road access from Cricket Hill and Longwater Road is narrow and generally in poor condition, additional traffic strain could not be accommodated. This route is already a busy thoroughfare and bottleneck when refuse vehicles and other utilities and trade business vehicles frequently access, causing tailbacks and congestion, partly due to no possible passing points. Notwithstanding, there are no foot or cycle paths along the access route and this would be dangerous for pedestrians with fast moving traffic as much of Longwater Road is national speed limit. Drainage and sewage outfall would also be a major concern, with an already high water table being further saturated and potentially overwhelmed by significant hardscaping. Roadside ditches are already overflowing during much of the year. The local sewage treatment plant is already at capacity. The adjoining space is a new nature reserve and any neighboring development would be detrimental to the new habitats created for wildlife to flourish. Any removal of hedgerows would greatly impact many species relying on these safe havens. In summary the development of this site shouldn't be permitted for the aforementioned reasons and many others not herein stated.