

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 07/03/2024 6:01 PM from [REDACTED]

Application Summary

Address:	Former St Josephs Convent Preparatory School 46 Old Road East Gravesend Kent DA12 1NR
Proposal:	Conversion of existing Victorian building into 6 flats. Demolition of existing outbuildings. Erection of a 3 storey medical centre. Erection of a building containing 7no flats. Erection of 41no houses. Associated works to include; access, public open space and landscaping.
Case Officer:	Mr Ethan Bonthron

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Old Road East Gravesend

Comments Details

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

Reasons for comment:

Comments:	I am a resident in Old Road East living in very close proximity to St Joseph's school. On viewing the plans submitted by Galliards Ltd, I have several objections. Firstly there is insufficient parking allowance for all the new residents, the medical centre staff, patients and visitors. This will cause an overspill of parking into the nearby side roads particularly Park Avenue, Milton Road and Coombe Road. These roads are already at full parking capacity from the residents and Christ Church community. All residents also have to pay for parking permits. There is a very small car park at Echo Square, but this is always full 24 hours a day. If the current plans go ahead: Where will the existing residents park? Where will the mourners attending funeral services at the church park? Where will the parents/guardians of the nursery school children park every week day? Where will the wedding guests park? Where will the congregations for church services park? Where will the visitors using the church community hall park? Christ Church is an important and central part of the surrounding community and is used 7 days a week, days and evenings. My next objection is the overcrowding of the number of proposed buildings. The medical centre will overshadow the existing housing and is certainly not in keeping with the style of properties. Also on looking at the size of the entrance now, how can extra flats and Roads be built into this small space? My other objections concern the amount of pollution that will be caused by this development by extra traffic coming to the medical centre together with new residents and visitors. Approx 5 years or so ago, Gravesham Borough Council sent us residents a letter advising that the Nitrogen Oxide levels in this area were
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very high and on the point of being illegal. At the time the council said measures were being put in place to reduce the fumes. Since then the volume of traffic has increased four -fold. The roads here already become gridlocked particularly during rush hours with commuter traffic and neighbouring schools. Also when there are major accidents and disruptions on the A2, which happens quite regularly, all the motorway traffic is routed along Old Road East and around Echo Square. As far as I am aware, Galliards Ltd have not completed any current research into the Nitrogen Oxide levels. The noise levels will also increase dramatically. On a noise report provided by Galliards Ltd, the area along Old Road East shows alarming red warning signs for noise pollution and this is before any building work begins.

I would ask the Council to closely look at these plans drawn up by Galliards Ltd as the proposed development is going to have a huge detrimental effect on the lives on all existing residents and the community already living in this area. People's lives and well-being must be made a priority against the huge profits that Galliards Ltd wish to make from this development.

Kind regards