

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 21/05/2025 9:43 AM from [REDACTED]

Application Summary

Address:	Garage Site Adjacent To 33 Empress Road Gravesend Kent
Proposal:	Erection of a new residential building comprising of 5x 1 bed flats, 4x 2 bed flats and 1x 3 bed flats contained within a terraced style block.
Case Officer:	Ms Amanda Cue

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Lower Range Road Gravesend, Kent

Comments Details

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

Reasons for comment:

Comments:	<p>Further to my previous comments regarding this development, I'd like to add my concerns about safety of the project.</p> <p>Seeing the news yesterday of a catastrophic fire at flats in Nursery Grove, Gravesend, I am extremely concerned that the about fire safety at the proposed development (reference: https://www.kentonline.co.uk/gravesend/news/massive-emergency-response-after-building-goes-up-in-flames-324621/ accessed 21/05/2025 online).</p> <p>Given the current appalling access to the site due to roads overloaded with resident's vehicles due to lack of parking, and taking into consideration the possible adding of 10 vehicles (one for each flat) and 18 more due to the loss of 18 garages, in the case of an emergency at the properties access to the site for emergency vehicles must be called into question.</p> <p>Even at quiet times access for larger vehicles is difficult - I often struggle to get my own small hatchback into Empress Road, even with the current volume of parking. If I struggle, then access for fire tenders and ambulances would be very difficult, at minimum it would lead to delays in attendance.</p> <p>If such an emergency would happen at a busy time then such delays could have deadly consequences. Late in the evening the roads around the development are completely clogged. Access to Empress Road is only by Range and Lower Range Road. All it takes is one vehicle to be stopped in Range, Lower Range or Empress Roads and the site would be unreachable. Vehicles could be stopped for any number of reasonable reasons - breakdown, delivery, pick up/drop off, or even drivers who may have seen the problem at the site and stopped to assist.</p> <p>At school times the roads have extra traffic due to parents dropping off their children to school, plus parents often park in Range, Lower Range and Empress Roads and walk their children the final few hundred metres to St. John's school around the corner. Often these drivers park inconsiderately (even a cursory inspection of traffic behaviour outside St. John's would reveal parents parking in</p>
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or in front of private driveways, on pavements, on areas restricted by double yellow lines and diagonal white lines adjacent to traffic crossings, bus stops and performing u-turns across hatched areas). If an emergency occurred at this time then emergency vehicle access would be severely restricted.

Because of these issues, I believe that access to the site would be extremely problematic. Given that the proposal has 14 flats on multiple levels, many of which are at the rear of the building, then there is a significant risk that necessary emergency vehicles (rescue from height, water supply, etc.) would not be able to reach the front of the building, never mind the rear and residents would be at direct risk.

Looking through the documentation, I can see no risk assessment in regards to these matters, so I am raising this issue now so one must be undertaken.

Kind regards