

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 10/03/2024 10:52 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] Coombe road Gravesend

Comments Details

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

Reasons for comment:

Comments:	I strongly object to a number of elements of the design but mostly the implications of the proposed pedestrian walk way on Coombe road. There are no benefits to be gained for the current residents of the road if this is created, but it is gauranteed to exacerbate existing issues and create new ones. Coombe road is a quiet cul de sac and people only walk or drive down it if they live there, are visiting residents or are making deliveries. This was a huge factor in why I chose to buy a house on this road and I'm sure this was the case for most other residents. The front gardens are basically bin stores as they are a metre odd deep, not something that really creates a lot of separation from the road. It isn't an issue currently as there isnt much foot or car traffic, but if Coombe road becomes a through route/ratrun, our privacy and security with be compromised. It is a struggle to find a parking space on the road, let alone outside of my house on a daily basis. Only this week my partner who is 38 weeks pregnancy had to stop the car in the middle of the road so that she could get into the house with our sleeping toddler as there were no parking spaces. I had to look for somewhere to park the car, which was Laurel Ave, but with the number of driveways, even that was difficult. Whitehill residents park on Coombe road too which just created even more competition. This is an example of the issues the people living on Coombe road already have to deal. Its an old cul de sac with victorian terraces, the road was not designed with modern families and a large volume of cars in mind so naturally struggls to accommodate the needs of the current residents. The lack of turning circle causes issues when cars have to reverse the full length of the road to get out with many cars been damaged over the years, including mine. People who arent used to the road will not doubt cause issues if they try and park here when visiting the residents, park and healthcare
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centre. It would be irresponsible for the Council to allow the walk way, especially with the shocking lack of parking on the proposed development. It is an undeniable fact that there would be spill over into Coombe road. This would be incredibly detrimental to Coombe road, Whitehill road, Laurel Ave, not to mention ACM motors that operates on Coombe road also.

It was previously campaigned/put forward to the Council for Whitehill road and Sun lane to become a one way system as a means of addressing the parking issues, congestions and dangerous driving in the area, which was not implemented. Road traffic accidents are not uncommon (The Christchurch wall was crashed into this week) which is concerning given the number of school children walking in the area. I've lived on the road a number of years now and regularly witness cars and vans driving on the kerb along Whitehill road in fits of rage due it only having one operational lane because of all the parked cars. This isnt just when the path is empty, its almost always when its in use at the start or end of the school day. It is clear evidence of significant pre-existing issues in the area. This doesn't even take into account the other roads off echo square that have the same issues.

I don't personally border the site so Im luckily not going to lose amenity due to overlooking/loss of privacy etc for the new houses but can clearly see that the development is too big in terms of the number of residential dwellings as well as the medical centre. The design does not respect the human rights and wellbeing of the surrounding neighbours and the local area cannot support a development of this scale. Its not right for the location or size of the plot and needs to be significantly scaled down at the very least. Less houses, further from the boundary, more allocated and visitor parking and no Coombe road access is a must.

I want to make it clear that I also felt that it came across underhanded that Galliard leafleted the wider area about the site for use in their Community Engagement document, but half of Coombe road were not. My grandparents on Valley drive received the leaflet, but somehow the whole even side of Coombe road was missed, apart from the end of terrace on the boundary. Ive been told by neighbours that Galliard misrepresented the nature and number of concerns expressed by the local residents in the document also.

Finally, I appreciate the Council extending the deadline and allowing me the opportunity to comment on the application.

Kind regards