

[REDACTED]

22 February 2024

Mr. Ethan Bonthron (Case Officer)
Planning Department,
Gravesham Borough Council,
Civic Centre,
Windmill Street,
Gravesend,
Kent DA12 1AU

Dear Mr. Bonthron,

RE: Planning Application No. 20240013

Former St Josephs Convent Prep School, 46 Old Road East, Gravesend, Kent DA12 1NR

* This letter is written to supplement my online comment for Planning Application No. 20240013 due to the inability to include all my objections within the limited character number there.

[REDACTED]
[REDACTED] I am writing to express my comments regarding the planning application number referenced above. I have strong objections towards this application because I believe the proposed development will seriously impact the existing way I live in my property and consequently deteriorate my health and lifestyle. My objections are based on material planning considerations and are detailed as follows:

I. Loss of privacy and overlooking

All existing buildings of St Josephs school are single storey bar the main Victorian building at the front of the plot. However, the proposed new medical centre (MC) will be a three storey building. The entrance of the MC will be on the northern part of the building, facing the rear of my house. The rear of my house has a 7-metre wide, see through glass sliding door. This part of the house can be viewed from all three floors of the MC due to the higher elevation of the house.

[REDACTED]
[REDACTED] main entrance on the ground floor where all the MC's patients (hundreds going in and out daily)

[REDACTED]
[REDACTED] this will cause a complete loss of privacy for both my property's indoor and outdoor areas to the wider public (as opposed to a few individuals).

Suggested condition:

The MC should only be one floor, consistent with the existing structures of St Josephs school at that location. Repositioning the MC's main entrance from the northern to the southern part of the building plus using glass frosting films on the windows located on the northern part of the building [REDACTED]

[REDACTED] will eliminate the overlooking and loss of privacy to all neighbouring properties. It will also be more

pleasant for patients to use a southern entrance facing a park space r [REDACTED]

2. Fear of crime and anti social behaviour (ASB)

The current plans for the MC does not include any perimeter fencing or enclosure. During night time, the areas surrounding the building which is made up of empty parking spaces, is freely accessible by the public and will not be monitored by guards. This will increase the security risk including ASB to my property significantly. Previously, the school gates are locked and is not publicly accessible overnight.

Suggested condition:

I am in full agreement with the Designing Out Crime Team response provided by Kent Police on item No. 19 where they suggested the entire MC must be enclosed with robust boundary treatment that is pointed and difficult to scale. This will minimise the security risk and prevent potential ASB, in line with the council's ASB Strategy 2019-23.

3. Noise pollution

The MC will be frequented daily by patients using 20 consulting/treatment rooms. Assuming each consultation lasts for 10 minutes, there can be a up to 120 (20x6) patients using the parking spaces per hour. Most patients who are unwell will drive to the MC. Given that the proposed location of the MC car park is right next to my garden, there will be a constant noise from car doors opening and closing throughout the operating hours of the MC.

[REDACTED] to mitigate this noise. In line with the noise policy statement for England, I believe the high frequency of this new noise from the parking creates a "Significant observed adverse effect level" on my health and quality of life. Furthermore, I believe the constancy of the noise should be considered Statutory Nuisance if the existing plans were to go ahead unchallenged.

[REDACTED] will remove the only tranquil outdoor spaces available to my property.

Suggested conditions:

I would like to suggest that the developer moves the parking spaces underground, below the MC to minimise the constant noise created by the car park. In addition, the MC should not be allowed to open during the weekends when local residents are most likely to be using the garden space.

4. Air pollution

Adding to the scenario in item 3 above, it is my belief that the developer's allocation of 40 parking spaces for the medical centre is grossly short of its eventual requirement. The developer estimated a total of 52 members of staff, 20 consulting rooms (2 patients per room, one at consultation and one awaiting) which will need potentially up to 92 spaces.

Due to this gross shortfall, there can be a high number of vehicles with their engines on, waiting for spaces at the car park which borders my property. Such a situation will create a lot of harmful emissions in the whole area, affecting the health of all local residents.

Suggested conditions:
As per item 3 above.

5. Light pollution

The status quo for the night lighting of the development site is that it is completely dark. Assuming all rooms will be lit (over 30 windows/doors on north and east facades) plus outdoor lighting will be turned on in the car park when it is dark, this will cause a lot of light pollution and potentially glare from close proximity to my property. In addition, lighting of the building may continue through the night if there are no restrictions for the medical centre to turn them off or if there are nocturnal activities such as cleaning and general maintenance.

Suggested conditions:

To minimise light pollution coming from the medical centre, a limitation of the opening hours can be introduced to exclude evening opening and restrictions of use of the indoor lighting when the centre is closed will be welcomed. A lower building (eg single floor) will limit night time light pollution.

6. Inadequate parking

As described in item No. 4, there can be up to 92 individuals needing car parking spaces. There are 40 allocated car parks for the MC.

There could be up to 52 vehicles visiting the MC spilling into Park Avenue (result in loss of amenity to residents and Christ Church users), Coombe Road (loss in amenity) and Old Road East (increased risk of accidents to pedestrians and vehicles).

Suggested conditions:

Reducing the number of floors and effectively the number of treatment rooms of the MC will stop parking overflowing from site.

7. Access point

54 new dwellings and a large MC in a development with one access point will create a high volume of traffic into Old Road East. This access point is right opposite Christ church - used daily by local parishioners and residents dropping off their children for childcare.

The high volume of traffic, especially from the constant use of the MC will compromise the safety of pedestrians, especially the users of Christ Church.

Suggested condition:

Having a smaller medical centre and building fewer but larger plot dwellings in the development will reduce the risk of accidents at this single access point.

8. Type of dwelling

Approximately 60% of the boundary of the development is shared with detached or semi-detached family houses in generous plot sizes, all with a minimum of 3 bedrooms. The vast majority of the

proposed new properties are 1 or 2-bed dwellings. Less than 10% of the new properties will be 3-bed (family homes).

The change in the types of properties will skew the mix of types of housing in the locality, making the area less family orientated. This is in opposition to the council's planning strategy to protect its mix of housing in the area (Policy CS14).

Suggested condition:

The council may be able to use their powers to persuade the developer to build more family friendly homes with more bedrooms in larger plots sizes.

In conclusion, I welcome an established firm such as Galliard to develop the site in question. However, I need to object their planning application in its current form as it will negatively impact the existing way I live in my property which will consequently affect not only my health and lifestyle adversely but the other local residents as well.

I therefore urge the council to take my objections into consideration when deciding this application and where possible, include planning conditions highlighted above so that the well being of neighbouring residents is not unfairly compromised.

I would like to thank you for your time to read and assess my objections. I will welcome the opportunity to meet with either yourself or a representative from your office.

NR