

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 21/02/2024 7:00 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: The key reasons for my objection are outlined below.

Inadequate parking & pedestrian access through Coombe Road:

It is disappointing that the applicant has not been considerate to neighbours when planning parking provisions on the estate, particularly when concerns for this were highlighted in the applicant's 'Statement of Community Involvement'. The proposed parking facilities for the site are clearly inadequate. One per house hold & 2 visitor spaces for all 54 dwellings of varying occupancies does not show consideration to the reality of the parking requirements of future residents. Furthermore the proposed parking for the medical centre only goes slightly beyond staffing numbers and therefore does not seem adequate for patient access particularly as public transport & cycle lanes are limited in this area. We believe this will result in overflow of parking in surrounding areas that are already full to capacity.

We have been made aware that the architect's initial intentions were to open Coombe Road completely to the site however the road was not legally wide enough. The roads surrounding the Old Road East vehicle entrance are all permit parking, where as Coombe Road currently isn't. Therefore we believe the intention of opening Coombe road with pedestrian access is to facilitate overflow parking for the proposed development. This will bring huge detriment to our quiet cul-de-sac which is already over capacity in terms of parking & has no turning circle.

Neither the notification leaflet nor the introduction page on the website mentions pedestrian access on Coombe Road. Substantial access change to Coombe Road should have been more prominent in the advertising instead of having to hunt for it. Again this goes against the applicant's claim to that '3.2.2 it is

considered the consultation was suitably advertised'.

Some residents did not receive leaflets & the limited feedback that was received acknowledges residents are 'unsupportive of the proposed pedestrian access from Coombe Road' and that 'this will encourage people to park in the no-through road which is already at capacity & increase in foot traffic on a quiet residential cul-de-sac' (4.2.5)

However the applicant does not address the issue nor provide a solution for adequate parking (5.2). A key issue here is being overlooked, there is no quantifiable consideration given to the impact of their proposed parking and therefore a major reason for my objection.

New Drs Surgery Claims are misleading:

The applicant's consultation survey asked 'Do you support the idea of a new Medical Centre being provided in this part of Gravesend?' To which they claim '4.2.2 the majority of respondents support the idea of a new medical centre.' However it has come to our attention that the proposed Drs Surgery is not a 'NEW' surgery but combines two existing practices in the local area. This is incredibly misleading question has meant people have unwillingly supported what they thought was an additional new surgery when in fact existing practices will merge.

Therefore I object to the applicants claim that '3.2.2 Overall, it is considered the consultation was suitably advertised'.

Safety & Public Health:

There are many households along Coombe road with young families & the elderly struggling to park with no safe level crossings on the busy surrounding roads. Therefore a huge concern with increased traffic and parking could result in dangerous parking, poor visibility & lead to more road traffic accidents.

Providing footpath access raises concerns about an increase in petty theft crimes and escape routes for evading police. There have been two incidents of motorbike theft in Coombe Road in the past month alone.

I am concerned the impact on air quality has not been quantified on the original planning document and it is already at a high level in this immediate area. The Kent Environment Strategy 2003 highlights the importance of planning new development appropriately. Its key intentions were 'To minimise the impact of air quality from future development across Kent, particularly in areas identified as having poor air quality' & 'To ensure that the impact of development on air quality is appropriately assessed'

There are limited bus stops and no cycle-paths in the surrounding busy roads to provide a safe alternative transport.

Sustainability:

Such a substantial development should be in line with Gravesham Borough Councils climate pledge to be a carbon neutral borough by 2030. If the council are serious about their claims I would expect them to push for dwellings having sustainable materials, renewable solar energy and electric charging points.

Conclusion:

The proposal as it currently stands would destroy local residents access to safe and available on-road parking, privacy and the right to enjoy a quiet and safe residential area. Please consider the above objections when making a decision on the application.

Kind regards