

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 23/02/2024 9:42 AM 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: My wife and I are residents of Old Road East [REDACTED]
[REDACTED] We have the following objections to the development as it stands:

1. Old Road East (B261) is an extremely busy road and the development will bring more traffic into the area. At times the area is in gridlock due to volume of traffic.

2. The increase in traffic will increase both noise and air pollution in an area where levels are already high. Where are the studies on the increase in noise (surrounding area, not just the site)and air pollution ?

3. Because of parking restrictions we are unable to park outside our house. We have to park in Park Ave. This already proves difficult due parking by Church congregation, Funeral/Wedding/Christening attendees and nursery school parents. Lack of adequate parking on the development (see below) will see overspill parking into surrounding roads, e.g. Park Ave.

4. The proposal is for one parking space per household, where most homes have a minimum of 2 cars. Based on two cars per household x 54 this gives 108 cars, 54 of which will have to park outside the development. At the Galliards consultation meeting we were told due to the nature of design, only one car can park per house.

5. The proposal for the medical centre is for40 parking spaces. Given 21 rooms, full capacity could be in excess of 60 people. Capacity based on 1+1 per room, say 4 nurses, 4 admin staff and 20+people in the waiting rooms. Again 20 + cars with nowhere to park. The Travel Plan is full of well meaning wishful thinking. People will drive to the site.

6. The proposal over develops the site. This area in Gravesend comprises large Victorian houses, minimum 3 bed. The plan packs in as many small houses as it can, being completely out of keeping with the area.

7. The Galliard proposal says the development will not impact the local Road Network. There is no study to back up this bold claim. The development brings more traffic into a busy area, there is going to be an impact. Parrock Street surgery has 15,000 patients on its books with a target of 20,000+ (see surgery web site). It confounds common sense to say there will be no traffic impact from this. Furthermore people regularly speed down Old Road East in both directions and there will be an increase in traffic accidents. Again, where are the road traffic surveys.

8. Galliards own noise survey (site only, not surrounding area) shows noise levels to be very high on Old Road East. More traffic from the development will only exacerbate this already poor situation.

9. Galliards have received in excess of 38 local objections, pre-planning from residents. None of those objections have been answered in writing and the plan has not changed at all as a result of local concerns.

10. Despite assurances from Galliards, their vehicles and those associated with the development are already parking on Old Road East and other surrounding roads (eg 21/2/24 9.30 am, scaffold and Galliards van park in Park Ave., numerous instances of vehicles parked on yellow lines in Old Road East). As they already appear to be moving on the development Galliards should provide on site parking. Instead concrete blocks are dumped in front of the gates. This does not bode well for the minimum disruption assurances that Galliards have given.

In summary this plan will reduce the quality of life to the existing community. The site is being over developed and is not in keeping with the existing Old Road East area. It will bring parking chaos, noise/air pollution, increase in traffic accidents and more congestion to an already overstretched Gravesham community. The Council and Galliards need to rethink this overdevelopment so that it does not negatively impact our community and quality of life.

Kind regards