

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 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] Hillside Drive Gravesend

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I live in one of the houses on Hillside Drive whose garden abuts the school field/proposed development site. My partner is the owner of the house and I live there with her.

I understand that the site will be developed but I have concerns about a number of aspects of the proposals as currently communicated.

With all of the proposed layout concepts, I am concerned about overlook/encroachment to our garden perimeter. In particular, the Linear concept shows new properties very close to our boundary, and proposes car turning areas essentially right up to our fence (one of the red circles). This would, at a minimum, mean headlamps shining into our garden at night, and most likely a noise issue as well.

The new development has totally inadequate planned parking. It states that there will be 41 houses with 42 parking spaces, and 13 apartments with 13 parking spaces. The average number of cars per household in the South East of England is 1.42, and it is not unreasonable to expect that many/most of the residents of this new development would in fact have a minimum of two cars per household. Moreover, most egregiously, the plan shows just *two* visitor spaces for the whole proposed 54-dwelling development.

This will obviously lead to overspill / nuisance parking on all surrounding roads, as well as congestion as people circle the spaces waiting for a vacancy to occur. Nuisance parking will block footways, especially for mobility-impaired people such as users of wheelchairs or other movement aids. This is already evident on Whitehill Lane, Sun Lane and other surrounding roads, and this new development would inevitably exacerbate the problem.

The proposal states that two existing medical practices with 14,000 registered patients will be closed and moved to this new site, with a view to expanding to as many as 20,000 patients. Clearly this would add hundreds of journeys into and out of the site each day.

It is inevitable that there will be a large increase to the amounts of traffic out to Old Road East and Echo Square. This will have significant negative effects for existing and new residents as well as the patients of the proposed practice. Even if the new entrance through the schoolyard is carefully and cleverly designed, the road itself already experiences heavy traffic and this would be considerably worsened. The extra load would not only cause delays, both for residents and patients, but would increase both air pollution and noise pollution.

Aesthetically the new development does not appear to be in keeping with the existing Victorian architecture.

It is likely that all of these factors will reduce the value of the existing homes in the area.

Kind regards