

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 24/02/2024 4:58 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] Old Road East Gravesend

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I object to the development with the following reasons.

Parking Safety -Old Road East (ORE) i a very busy road the increase in vehicles entering and exiting the single vehicle access point to the development will have a detrimental and dangerous impact. ORE and the Echo Square roundabout already becomes congested, causing tailbacks, especially during school run times, rush hour and when the A2 is blocked. Vehicles turning into the development, especially if turning right from Echo Square, will cause a build-up of traffic backing on to the Echo Square roundabout. As there are no zebra or pedestrian crossings on OLE or the Echo Square roundabout this will cause danger to live. Drivers already become aggressive, and I have witnessed numerous road rage incidents in the area already and will only worsen with the development.

The vehicle access point to the development is opposite Christ Church where cars commonly stop and park on the road outside to visit the church for Sunday service, weddings, christenings, and the nursery school. As well as these parked cars there are many pedestrians that walk up and down OLE and around Echo Square, especially school children whose safety must be paramount. There have been two serious accidents on OLE in the last three years. The extra cars going in/out the development will increase the likelihood of further accidents.

The 54 houses proposed are only being allocated one parking space each and the medical centre 40. This is too limited and the extra vehicles will then have to find parking spaces elsewhere within the surrounding area causing risk of accidents.

Noise and Air Pollution - the increase in vehicles entering and exiting the site will cause more of a gridlock along ORE causing noise and air pollution, increasing to both sides of my property causing harm to health.

Noise and Light Pollution - Noise will be made from visitors to the park area,

medical centre, and residents and extra lighting from housing, street lighting and three-story medical centre will have a negative effect due to glare. In winter the medical centre will need reduced hours.

Privacy - The height of the medical centre being proposed as three floors serious impinges on the privacy of residential houses, especially those on Old Road East. It should be no more than one floor due to residents having the right to privacy in their own homes. Having many visitors entering and exiting the medical centre daily being able to see into local residencies will have a serious negative effect on security and wellbeing.

My home will be affected by one row of houses being built [REDACTED]
[REDACTED]

Anti-Social Behaviour - The proposed park within the development is nice on paper but will potentially attract youths hanging around all times of day and night. The site plan and speaking to Galliard, does not appear to have any security gates or suggestion of who will maintain and monitor the area.

Medical Centre - I also do not believe the medical centre will go ahead but a ruse to get the development approved. Also, two local clinics are merging and therefore the medical centre is not as "new" as the developers have suggested.

Out of character of area - The surround houses are mainly bigger older houses that have history and character. The idea of building as many smaller houses, squashed into a smaller area and a huge three-story medical centre is completely out of character for the area.

The developers should build more of a mixture of larger family homes to keep in line with the surrounding houses and limit the medical centre to one floor.

In summary - the development is just too large for the area which will have a negative impact on the quality of life and wellbeing of the local community with risk to health and wellbeing. It would be a breach of our human rights, Human Rights Act - protocol 1, article 1 - a person has the right to peaceful enjoyment of their possessions which include the home and land. The lack of privacy the medical centre would give as well as the impact of noise, lighting, increased vehicles as well as the potential of anti-social behaviour I am seriously opposed to the development.

Kind regards