

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 6:46 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 development would cause an increase in traffic in surrounding roads, which in turn would lead to the increased likelihood of accidents and anti-social driving (eg driving up the pavement (which already frequently occurs in Whitehill Road of which I have already been a victim) to pass vehicles coming in the opposite direction). I have actually been on the pavement and had to move out of the way for a car, or risk being hit - and I am not alone in this. the council do not appear to wish to do anything about this, yet are happy to allow this to worsen. It is a serious accident waiting to happen. Linked to this, an increase in air pollution;

If the A2 is for any reason closed, the traffic naturally flows through the surrounding area of the development, an area which is already congested enough due to the school traffic. The development would worsen this situation. Whilst I appreciate a traffic survey has allegedly been conducted, and the volume found to be acceptable, it would appear that this was done at half term which does NOT give an accurate representation;

The provision for parking for residents and staff/patients at the medical centre is wholly inadequate. Coombe Road is already a nightmare for residents to park, let alone increasing it further with medical centre staff and patients. a lack thereof at the medical centre would encourage patients/staff to park in Coombe Road and walk through, when there is barely enough for the residents of Coombe Road;

The green space, and easy exit/egress from the area I fear would be a magnet for youths to loiter and engage in criminal and/or anti-social behaviour. At present, Coombe Road is not afflicted with the public menace that is the e-scooter/moped. Should there be access to the development from Coombe Road, I fear that these will be used commonly along the road, most likely on the pavement (which is where most people seem to ride them, with no regard to others). The noise caused by a child in the street riding their manual scooter

along the pavement is loud inside our house but at least it rarely happens. Should e-scooters/mopeds use our road, this noise will become a regular occurrence, which will affect our peaceful enjoyment of our property (as well as putting pavement users at risk). It also allows easier access to the properties in the vicinity, increasing the opportunity for burglaries, criminal damage, etc;

Extra pressure would be placed on schools in the areas - the development appears to be aimed towards young families - but there is no further provision for this additional education needs;

Residents have, thus far, enjoyed a level of privacy which would be breached by the proximity of the properties in the new development;

I am concerned about the light pollution from the medical centre, which will impact n residents right to peaceful enjoyment of their homes, ditto the work required to build the centre and surroundings;

I have been made aware that KCC flood and water management have raised issues regarding infiltration on the site, and that the area to the west may be prone to flooding - and they recommend no work be done until their concerns are addressed. Similarly, there would appear to be some type of mining conducted underneath the area at some point, I would wish this to be investigated and assurances given that the development would have no adverse effect on these areas - as I know a neighbour in the vicinity has experienced paving in their garden sinking.

Kind regards