

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 25/02/2024 10:02 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] LAUREL AVENUE GRAVESEND

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Objections

Medical Centre: This building seems out of proportion both in bulk and in height to the rest of the development and has the potential to put stress on the infrastructure surrounding the estate and the local area. It will dominate the estate both in terms of height (not well seen on the Site section maps as they ignore it, save for one section) and also in terms of potential parking spaces and traffic and footfall flow into the estate.

Increased Traffic Flow:

Pelham Surgery propose to combine their two current surgeries into one in this estate. Their current patient list stands at 15,000 patients and they plan to expand to 20,000 over the next few years. (Microsoft Word - New Medical Practice _ Patient Information Pack (pelhammedicalpractice.co.uk) P.3) While a small number of those patients may come from the area around St. Josephs, the majority will be based around the current surgeries. This would entail greater traffic along Old Road East into the estate as there is no single bus service that runs close to the estate from those areas. The Traffic Plan in the application was done before the exact size of the Medical Centre was known, so the trip rates are nominal in their report and the traffic volume that would be generated around the site would thus be increased. Given that GP appointments average 9.2 minutes each, (www.bmj.com/content/365/bmj.l2389) and allowing a generous 15 minutes per appointment for each of the 7 doctors at the practice this would amount to a total of 252 GP patients per day attending the site. This does not allow for those attending the practice nurses/phlebotomist which will inflate that figure even more. This will put increased pressure on traffic on the junction with Old Road East (especially morning rush hour, Surgeries start at 08:30) I would expect that more focused and precise work needs to be done on traffic flow given the plans for the Medical Centre are now available.

Parking Issues:

Appendix C of the Traffic Plan, KCC gives guidelines for parking - 1 space per residence and for the Medical Centre a maximum of one space per 2 staff and spaces per consulting room. On this basis, at the maximum this would entail ninety parking spaces for the Medical Centre. It would seem to me that the 40 spaces allowed (55% reduction) would tend to create a parking issue where patients attending the centre would end up parking in the estate itself or on roads adjacent to the estate. (Even if 10 spaces were used for staff as per KCC guidance, the resulting 30 spaces would only allow for 20 patients to be seen and 10 waiting, where do the other 10 park? This would be a rolling problem throughout the day as evidenced by the calculations in the previous paragraph. There would thus be a continuing rollover of patients in the designated car park with potential spillover into the estate and surrounding roads because of overcrowding in the car park.

GeoRisk Report: This report identifies potential ground stability risks due to previous chalk mining activity on the site. There is an anomaly noted as 'Excavation' on the southern end of the site which may give rise to 'potential difficult ground conditions' but this does not appear on the finished plans. It does appear on the Arboricultural Survey P. 11 The report recommends further activity such as a site walkover by a qualified person to ensure these risks are minimised. There is no evidence that this survey has taken place and I would have continuing objections unless such a report was forthcoming. I believe the Environment Agency comments of the 23 February 2024 may also refer here.

Antisocial Behaviour and Crime:

Coombe Road entrance: This road already has its share of issues with parking and damage to cars from those who cannot adequately turn their cars to get back out of Coombe Road. The creation of a walk through to the estate creates another issue for the residents and a potential for increasing anti-social behaviour and crime.

Medical Centre: The Medical Centre will be closed at 18:30 each evening and also all day Saturday and Sunday. While this creates a potential for parking during those hours by either residents or visitors, it should be noted that Kent Police CPTED team recommend that 'The entire medical centre must be enclosed in order to control access by pedestrians and vehicles. Boundary treatments (e.g. heights and types of fencing and gating to protect parking areas) must be included and carefully considered. It should be a minimum of 2m in height, robust, grounded on a hard surface, pointed and difficult to scale and interfere with.' This effectively cordons off the Medical Centre from the rest of the estate if that plan is implemented. However, there is no provision for such enclosure in the current published plans. If it were to be enclosed, I believe it would deter potential antisocial behaviour but would prove to be quite a forbidding building at the entrance to the site.

Kind regards