

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 10:36 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:	Laurel Avenue Gravesend

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	Design and height of the Medical Centre is not in keeping with the rest of the project. Reducing the height of the building would be more in keeping with surrounding properties and would not dominate the site in the way current plans do. If the fencing and gating is installed, as recommended by Kent Police, it creates a rather grim enclosure at the entrance of the estate. If the fencing is not installed there is potential for antisocial behaviour when the centre is closed in the evening and at weekends. There is insufficient parking allocated to the whole site but in particular for the MC with it's projected usage by staff and patients. I also think that potential light pollution from such a tall building will impact negatively on surrounding properties, both existing and new build. In addition, the centre is replacing already existing facilities elsewhere in Gravesend so the impact of a 'new' Medical Centre does not do much to alleviate some of the pressures on waiting lists overall. Pelham Practice states that its patient lists are growing by 6% per year. On this basis, the additional 5000 patients projected by taking over the new Medical Centre will be achieved by 2028. (15000 patients x 6% = 900 pa. 5000/900 = 5.5 years) At the Galliard exhibition, a representative stated that the Medical Centre would probably not be built until 2026. Thus, the patient lists would be full within 2 years of moving into the building. Alongside this, the patients from the other sites now have to travel to a site that does not have enough car parking to contain both the staff and patients visiting the centre. The other sites have sufficient road parking to be able to accommodate patient usage but the only options in the current plan are to park in the estate or the roads around Old Road East. The volume of traffic generated by the medical centre must surely impact on air quality in that area. Green or renewable energy issues do not seem to have been given adequate consideration in the planning application. With the exception of some solar panels sketched on top of the Medical Centre, there does not seem to be any form of renewable energy plan for the site. Given Gravesham Borough Council's
-----------	---

statements on renewable energy from 2019 this would seem a major oversight. I also note that the Environment Agency's report of 23 February 2024 recommends a strategy to deal with any possible contaminants following a risk assessment regarding previous uses of the site. Given that the site was previously used for chalk mining, the GeoRisk report identifies potential ground stability risks. There would seem to be a need for further investigation of the areas of the site likely to be prone to such risks. I draw your attention to the caged off area marked as excavation on the south end of the site.

I would also like to complain about the lack of communication on the development of the site in the early stages. Whole sections of Laurel Avenue did not receive notification of the plans and I note that some sections of Coombe Road were similarly missed out. This was not an auspicious start to engaging with near neighbours. The initial response signed by 38 neighbours was both downplayed as being a single response and was given no credence in terms of revisions to the original plans.

The opening of pedestrian access through Coombe Road also creates issues around increasing traffic in a road with no turning circle and which may be used by those who wish to avoid parking in the estate or at the medical centre. Aside from this, bringing increased foot and cycle/scooter traffic down the road has a potential for increasing antisocial behaviour and crime along the road itself. I do not believe that there is a sufficiently valid reason for keeping this accessway in the overall plan.

I believe the Traffic Plan misconstrues the availability of buses to the estate. It shows the Route 736 as having bus stops on Old Road East. Despite what it says on Google Maps and the Plan there are no physical bus stops on the road outside the estate. There are no physical bus stops between Echo Square and the traffic lights on Valley Drive - the 736 bus is the only bus that uses that section of Old Road East and that only runs twice per day. It is just a collection point for London commuters.

Kind regards