

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 2:30 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: Before formally objecting to the proposed development, I will outline my concerns that the documentation supplied by Galliard to support their application is inaccurate:

- The Playing Fields Review. The playing field was not 'solely used by the School' and if Galliards had completed more thorough investigations to improve 'the best of their knowledge' then they would have been able to report that the playing fields WERE used by sports clubs at evenings and weekends, and DID support wider public and community function, and DID offer facilities for non-school users. The field was used for sport AFTER the closure of the school, by a disability charity.

- The Statement of Community Involvement. This states only 6 concerns about insufficient parking were received and does not reflect the joint feedback letter that neighbours sent to Galliard, when 38 neighbours expressed concerns about multiple issues, including parking.

- The Transport Planning Statement. This refers to 10 reported crashes resulting in injury between January 2018 & December 2022. I know of 1 other accident directly outside my house which resulted in injury and police attendance. This is not listed by Galliard.

The above highlights 3 inaccuracies in reports supplied by Galliard. How many more inaccuracies are there in their supporting documents? Can Galliard be relied on to provide accurate information?

My property overlooks the proposed development. I strongly object to the planning application No. 20240013 for these reasons:

1. Loss of Privacy

The proposed medical centre will be a three storey, 10m high building, with more than 30 windows that will overlook the rear of my house/garden. My privacy will be impacted when many staff and visitors enter the medical practice each day - the entrance/parking overlooks the back of my property too.

2. Traffic

Old Road East and Echo Square are often congested with traffic queuing. I have witnessed many 'shunt' type accidents on Old Road East outside my property which typically are not reported and therefore not officially recorded. The development will lead to increased congestion. See further comments under 'air', 'noise', 'parking' relating to traffic.

3. Parking

The proposed parking plan is wholly inadequate and will impact on traffic, noise, and air pollution. The plans do not reflect that most households have 2+ cars. The parking spaces allocated for the medical centre are totally insufficient. It is entirely unrealistic to suggest that the area is served well by public transport or that ill patients will choose public transport over a car. The lack of adequate parking will result in roads surrounding the site being used for overspill parking.

4. Air Pollution

Echo Square and its junctions were designated an Air Quality Management Area (AQMA) in 2009. This has since been revoked due to actions taken by Gravesham Borough Council/its partners. However, air pollution will now increase in this area again due to increased traffic entering the development, affecting traffic flow. Air pollution levels will significantly increase in my back garden due to a large number of vehicles looking for and waiting (with engines on) for car parking space. I will have to keep my windows closed.

5. Noise and Light Pollution

The noise from cars on the site (engines, doors opening/closing) and voices of people will significantly impact on my mental health and quality of life. Outdoor security lighting and lighting from the medical centre building and residential buildings is a stark contrast to the current situation where this is no artificial lighting.

6. Anti-social behaviour and crime

In the plans, the medical centre and car park are completely accessible to the public day and night. There is no perimeter fencing, so the site provides a perfect location for antisocial behaviour.

7. Look of the development

The properties planned are small properties and flats with small footprints and do not complement existing properties (3+ bedroom semi-detached and detached with gardens).

The planning application must be amended taking into account the unacceptable impact on the existing homeowners.

Mitigation must include:

- Reducing the height of the medical centre to a single-storey building, which is in keeping with the height of existing buildings on that specific area of the site.
 - Relocating the medical practice entrance to the south.
 - Using obscured glass in the north facing windows.
 - Restriction of artificial lighting emitted from the medical centre at all times, but particularly at night.
 - A secure boundary fence to prevent entry to people and vehicles when the medical centre is closed.
 - Fewer properties and more family sized properties on larger plots.
 - A substantial increase in the allocation of parking available for the residential properties and the medical practice. Fewer residential properties with more parking allocation and a reduction in the size of the medical practice will increase parking availability.
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Kind regards