

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 5:06 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] Hillside Drive Gravesend

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: We are a resident of Hillside Drive and back directly on to the existing fields of the previous St Joseph's Convent Preparatory School. When we moved in we understood that the school had a very long term lease and that grounds would not be sold off and used for housing by the sisters of mercy who owned the land. We appreciate that things changed however we are desperately upset over the change of use and loss of our privacy and negative effect it has for one of the main reasons why we bought the house. The planned developments are EXTREMELY close to the existing boundaries. We also believe that such a scheme would have a detrimental effect on existing local dwellings/residents (both from property values and quality of living).

Whilst we appreciate that each borough has housing quotas to fill we strongly believe that this planned development will actually cause more harmful / negative affects to the area and current residents that the benefit for the borough in achieving quick wins on new housing available. If anything these will not be used by existing local Gravesend residents but actually attract investors and people who live outside of the area in to Gravesend putting even more strain on local amenities and services - schools, hospitals, police and impact of refuse, crime, over populating area.

Specifically in terms of the medical centre, what are the exact working proposals - how many days will it be open, what will be the working hours? From the plans the parking and amount of highway traffic effect caused seem simply inadequate and untrue with reality. Local residents will tell you how bad Old Road East and adjoining roads can be (multiple bottle neck areas already - Echo Square roundabout, Old Road East/West, Valley Drive junction, Lion Garage roundabout to name just a few).

Negative effects on amenity will be:-

- Noise - not just in terms of the building works but also once built this mixed use area will constantly be busy with residents, visitors, users of the medical centre plus non-residents using the grass areas etc..
- Disturbance / light pollution - at the moment there are obviously no evening lights in this area, previously a school and playing fields, very big concern now is for light pollution from both multiple dwellings, flats and the medical centre let alone and proposed street of area lighting that is planned - which is not specifically shown on the planning application. Also how long will the building disruption go on?
- Overlooking & Loss of privacy. Big concern, as above, all adjoining property owners no doubt took in to account this land previously being a small school with long term lease.
- Air pollution - apart from the building works on-going additional pollution will be caused by many additional cars, vans, lorries and residents living.
- Nuisance / Crime / Anti-social behaviour - we all live in the real world and are very aware of many local issues with youths and gangs - these dwellings and new open spaces will attract these groups and crime and safety is a real concern (kids always find cut-through areas!). Perimeter fencing is not clearly highlighted or taken in to account in the plans.
- Over development of the site, this is out of character for this direct area. This area is not one where you would find small properties or flat dwellings, most adjoining properties are either detached or semi-attached on fairly large plots (mostly Victorian in style). If this is to be residential change of use then surely a small executive housing scheme would be much more in keeping.
- Highway safety - this is a real concern, there are local schools and residents with young children and cars, vans and lorries already speed along Old Road East and pulling in and out of Hillside Drive is already becoming worse.
- Highway traffic - any local resident will already tell you how bad the roads are (Old Road East in particular) especially during peak school times and when there are issues on other roads, and pulling out of our road, Hillside Drive, is already a nightmare at times. By building 41 new houses (mix of 2/3 bedrooms), 13 flats and adding a medical centre with constant traffic flow will be a nightmare - and cause bottle necks on all roads. Special concern at how close the proposed entrance is to the roundabout which blocks very easily - more cars pulling out so close to the junction will cause additional traffic queues (as will more people crossing the road).
- Parking - Gravesend is already a nightmare for parking, many side roads are permit only, and car park prices are well over priced. The planned new development simply does not have enough car parking, especially in relation to the medical centre and visitors to the residents - this will cause even more problems for existing local residents.

So in summary we are strongly opposed to the planning application.

Kind regards