

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 5:08 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: I object to the development number 20240013 on the following grounds:

1. The loss of a playing field. The greenspace was used by sports clubs and supported wider public / community function, offering facilities for non-school users
2. The risk to highway safety - an increase in traffic. I am aware of an accident outside my house which resulted in injury / police attendance but is not listed by Galliard on their 'transport planning statement'. Increased traffic congestion will also increase 'shortcut' traffic in surrounding roads.
3. The height of the proposed medical centre, overshadowing and overlooking properties causing a lack of privacy. The entrance of the medical centre should be relocated to the south.
4. Inadequate allocated parking for the number of households with an additional impact on traffic, noise, and air pollution. Furthermore, the parking spaces allocated for the medical centre are insufficient. This is also likely to mean that surrounding roads will be used for overspill parking.
5. The Echo Square junctions was previously known to have significant air pollution. The increased traffic queuing at specific times is likely to increase air pollution again.
6. Residential amenity - the noise and light pollution from the proposed development will have a negatively impact.
7. Security. The medical centre needs a perimeter fence. The proposed development provides potential for antisocial behaviour, particularly as a cut-through from Coombe Rd to Old Rd East. I do not believe that new development minimizes the risk of crime - it increases the risk of crime.
8. The new development is out of character with some existing properties. I would suggest that the height of the medical centre is reduced to keep it consistent with existing properties; and that there are fewer properties / more family sized properties on larger plots to align with the current situation.

The proposal, as it currently stands, would create too many adverse effects.
Please consider the above objections when deciding on this application.

Kind regards