

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 6:57 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 planning application 20240013.
I overlook the site in which this development is proposed.
I wish to object on the following grounds:

1. The new development is out of character with existing properties. Furthermore, an over-development with many properties within the open, green space will be overbearing and out of scale with the current housing in the community.
2. The height of the medical centre and the new apartment block are both too high, causing overshadowing. The medical centre overlooks my property, causing a loss of light to existing dwellings, and a lack of privacy.
3. The new development will have a significant impact on the road network. Existing traffic conditions will be exacerbated, with more traffic congestion. Furthermore, there will be significantly increased risks within the highway safety for local road users/pedestrians and visitors to the area, particularly with so many cars (there are so many dwellings proposed on this new site) turning right out of (or right into) the road, particularly when there is already queuing at the junction. It is also important to note that many children walk towards schools in the area on these already congested roads; and there is a pre-school directly opposite the single access point.
4. An increase in air pollution. I am aware of the progress the council has made with the air quality management area of Echo Junction but the significant increase in new exhaust emissions will reverse some of this progress.
5. Inadequately allocated parking within the proposed development, for both new housing and the medical centre will create a negative knock-on effect in surrounding roads such as Coombe Rd, Whitehill Road, and Park Avenue. Provision for parking will not meet demand.
6. The elimination of a green space. This will be a loss of a playing field. The Gravesham Core strategy makes frequent reference to greenspaces. The playing field is not surplus to requirements. The 'Playing Fields Review' carried out by Galliard (Oct 2023) stated (1.17), 'the open space area was used solely by

the school' and '....the playing fields were not formally used by local sports clubs and therefore they have not supported a wider public or community function' - this is NOT true since the playing fields were used by non-school teams and clubs AND did support a wider public and community use, offering a facility for non-school users. Furthermore, the playing fields have been used by a community group since the school closed; and there is obvious potential for ongoing use, particularly with a growing number of girls and women sports teams in Gravesham.

7. The potential for anti-social behaviour with the cut-through from Coombe Rd to Old Road East; and the difficulty police will have following motorbikes / e-scooters on such a route. I am aware that all new developments should ensure that they minimize the risks of crime.

8. The further risks to security and crime with the medical centre appearing to be open for all access at all times.

9. The adverse effects on the residential amenity with noise and light pollution, which will be a stark contrast; for example, there is currently no artificial lighting.

An amendment and revised application would mitigate the impact. These mitigations should include:

- Reduce the number of properties densely situated within the development; and make the properties larger on larger plots.

- Reduce the height of the medical centre and the new block of flats.

Consideration of the privacy of existing properties. Relocate the entrance to the medical centre to the south; and use obscured glass in the windows of the medical centre which are facing north.

- Increase the allocation of parking spaces for the medical centre.

- Restrict the artificial lighting emitted from the medical centre, particularly at night.

- Remove the pedestrian access from Coombe Rd.

- Ensure the medical centre is enclosed by a boundary fence to control access.

The proposal as it currently stands would have an adverse effect on many people in the community; and I object.

Kind regards