

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 9:05 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] Coombe Road Gravesend

Comments Details

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

Reasons for comment:

Comments:	R.E planning application number 20240013 I am commenting on this planning application as alongside many of my neighbours, I have strong objections to this proposed development. - detrimental impact on residential amenities including highway safety: the current proposal includes a pedestrian access route through to Coombe Road which we have been informed is designed for local residents to enjoy the new green space on the development. However as local residents we have significant concerns about the repercussions this access route could have on the local roads, parking facilities, current traffic levels and resident's wellbeing. Coombe Road is known as a quiet, residential cul-de-sac and being connected to the proposed development would alter the character of the road as well as increase footfall on the road unnecessarily. We are concerned about crime rates increasing as well as house prices reducing due to the change of access. Parking and general space to manoeuvre is already limited on the road and the surrounding roads and with pedestrian access through to an area with also insufficient parking (the new development on old road east) residents and visitors will have no choice but to use the nearest available road which will increase the likelihood of road traffic accidents and create more highway safety issues. In turn the new development does not respect local context or street patterns and is out of character to the area the 3-storey medical centre is being advertised as an addition to the area which would be a positive however this is misleading as we have received confirmation that the Practice intending to rent this building is closing its other centres. Therefore the one redeeming feature of this development is untrue. - Significant impact on local roads and traffic pollution: gravesend is already crammed and adding more residential properties and increasing population to a very busy area (Echo Square) will have a negative affect on air pollution and I have noticed that the developer has declined to state the current and then expected future levels of this with respect to the new residents. More traffic will
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obviously increase the likelihood of more road traffic accidents, dangerous parking and given this is an area with a lot of young children, pedestrian danger. I am aware of the requirement for more properties in the area. I would consider some change of opinion if there was more honesty about the GP surgery not being additional services, and the unnecessary pedestrian access to be removed.



Kind regards