

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 9:20 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] Townfield Corner Gravesend

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I strongly object to the planning application No. 20240013

1. I am hugely concerned about the increase in traffic that will be a consequence of the development. Echo Square, Whitehill Road, Old Road East, Sun Lane, Cross Lane East and Parrock Road are often congested with queuing traffic and side roads such as Park Avenue, Milton Avenue and Parrock Avenue are already used as cut-throughs by drivers trying to avoid congestion. A car I had parked on Old Road East was involved in an accident where there was an injury and this is not reported by Galliard in their supporting documents.
2. The increase in traffic will result in an increase in air pollution. There will be an increase in queuing of traffic in congested roads surrounding the development site e.g, Echo Square; Whitehill Road; Sun Lane; Cross Lane East; Parrock Road; Parrock Avenue; Old Road East; Park Avenue. Vulnerable older adults and young children will be affected by air pollution as they attend the church and the nursery which is directly opposite the site entrance. All households surrounding the site will be affected by air pollution, exacerbated by the fact that there is only one entrance and exit.
3. The parking plans are entirely unsatisfactory. There is insufficient parking allocated to the residential properties planned - only 1 per dwelling. Most households have at least 2 cars. There is insufficient parking planned for the medical centre. As a result, parking will spill over onto side roads and make these roads even more congested e.g., Park Avenue; Parrock Avenue; Milton Avenue. The area will become unsafe and congested when the nursery and church facilities are being used.
4. The proposed medical centre and car park are completely accessible to the public day and night. They are not secured by perimeter fencing, and therefore provide a perfect location for antisocial behaviour. The pedestrian entrance from Coombe Road will become a cut-through for criminals (on foot, motorbike or e-scooter). This will only exacerbate the problems relating to crime that is already experienced in other cut-throughs e.g., the alley between Old Road East and

Milton Hall Road; and Church Walk.

Amendments must be made to the planning application:

- Providing a secure boundary fence to the medical centre
 - Increase the parking provided for any residential properties and the medical centre plans. This can be achieved by reducing the number of residential properties built and reducing the size of the medical centre.
 - Providing a turn left exit and entrance to the site, therefore avoiding any crossing traffic.
 - Do not have a pedestrian entrance from Coombe Road.
 - Retaining a secure playing field on part of the site.
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Kind regards