

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 26/02/2024 5:16 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 Kent

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I OBJECT to pedestrian access to the Galliard site from Coombe Road, for the reasons outlined below:

- The existing parking issues in Coombe Road will be compounded massively by staff, patients and visitors to the new medical centre and housing development using Coombe Road as overspill parking for Galliard's inadequate parking allocation within their development. This will lead to a significant increase in traffic down Coombe Road, a cul-de-sac which suffers with a terrible existing lack of parking and is without a turning circle. Pedestrians, unregistered eBikes and motorbikes using the footpath as a shortcut will be a continual nuisance for residents and bring anti-social behaviour to both Coombe Road and the Galliard site.

- Currently vehicles unfamiliar with Coombe Road often drive down the road and have to reverse the entire length of the road, when they realise there is no turning circle or ability to turn their vehicles around due to 100% parking occupancy. Reversing and trying to navigate dangerously into busy Whitehill Road from Coombe Road is awful at the best of times. With current parking levels this is always worse after 4pm on weekdays and all the time throughout weekends. Vehicles reversing INTO Whitehill Road from Coombe Road cannot see traffic moving in either direction along Whitehill Road. Accidents have occurred and often horns and swearing can be heard due to the problem.

- Frequent incidents occur where parked cars in Coombe Road are hit by badly driven vehicles, mainly visiting cars but also vans which attempt to reverse the entire length of the road. Often when this occurs new vehicles entering Coombe Road discover a vehicle reversing at them, sometimes at speed. The vehicle which has entered Coombe Road last then has to then reverse back into Whitehill Road which is a dangerous maneuver as the driver cannot see on-

coming traffic on Whitehill Road.

ALL of these issues will be compounded further if Coombe Road is allowed to become overspill for the Galliard site if pedestrian access is permitted, as inadequate parking has been allocated at the medical centre and for the residents. People for the site parking in surrounding roads, including Coombe Road will cause traffic chaos.

Galliard have ignored the 38 signatures from their so-called "research" prior to submitting a planning application.

Galliard have been attempting to sell access to their park as a "great benefit" to the local community and not the terrible overspill accessway which every resident understands to be the real reason (caused by totally inadequate parking within the Galliard site).

Re. medical centre and surrounding facilities:

- I OBJECT to the height of the Medical Centre as it will overlook all surrounding properties including my own. This will destroy the privacy we all currently enjoy, expect and are entitled to under human rights legislation.

If we had wanted to live next to a medical centre, we would have chosen to do so at the point of purchase or rent.

- Galliard promotes the Medical Centre as a new facility for patients, however it has since been learnt that will be a merger of two existing surgeries, one of which already has 15,000 patients which will undoubtedly increase the traffic in all the surrounding area, adding to pollution, traffic chaos and greater risk of accident.

- The inadequate parking facilities to be offered within the site seem an after thought by Galliard. Their plan is based on the surrounding roads becoming impacted with their sites overspill of vehicles. Why else would they want a public walkway from Coombe Road into the site? The nonsense about locals wanting to use their "park" is a joke !

PROVIDE EVIDENCE GALLIARD.

Where do they expect all of the staff for the facility to park let alone patients? If they were serious in building a proper facility they would provide proper parking for ALL the staff, patients and visitors to the houses. Medical centre parking could easily be improved with a substantial underground car park below the medical centre. The current plan is totally ill-conceived, oversized and without reasonable consideration to the local environment and people.

- It's simply not the right location for a large medical centre, adjoined to a very busy road which is used daily by school children, vulnerable people and will have constant traffic flow.

- Galliard's idea that local people will use the very poor Arriva bus service in town is a joke and there is NO bus route currently serving Old Road East, hence people will drive to the site.

- An example of a good thoughtout plan for a medical centre would include the Whitehorse Surgery in Northfleet. A specific site for surgery and clinic with ample parking which does not blight the local residents with terrible inadequate parking and cut throughs.

- Removing the existing perimeter tree line would destroy that eco-system and expose affected surrounding properties to even more intrusion.

Kind regards