

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 27/02/2025 6:53 AM from [REDACTED]

Application Summary

Address:	St Josephs Convent Of Mercy Hillside Drive Gravesend Kent DA12 1NY
Proposal:	Change of use of surplus convent buildings into two 6-bedroom townhouses, demolition of existing single-storey extensions to the west and construction of a 2-bedroom attached chalet bungalow, reorganisation of the convent car park and alterations to create a front entrance, erection of two single-storey bays to the rear elevation, dividing up the existing garden, and forming a new driveway to access the gardens to the rear.
Case Officer:	Mrs Alison Webster

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Hillside Drive Gravesend

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	The proposed development at St. Joseph's Convent of Mercy on Hillside Drive raises several concerns regarding its impact on the existing infrastructure, road safety, and the character of the area. Below are objections to this proposal. 1. Narrow Road and Increased Congestion Road Width and Safety Hillside Drive is a narrow road, which already poses challenges for traffic flow and pedestrian safety. Adding multiple large residences, including two 6-bedroom townhouses and a 2-bedroom bungalow, will significantly increase vehicular traffic, exacerbating congestion and creating potential safety hazards for pedestrians and cyclists[2][8]. Emergency Access Concerns: Narrow roads can hinder access for emergency vehicles, especially with increased traffic. This could raise serious safety issues for current and future residents[8]. Parking Pressure: The reorganisations of the convent car park may not adequately address the parking needs of the new development, leading to spillover parking on an already constrained road. Infrastructure Strain Utilities and Services: The addition of three substantial residential units will place significant pressure on local utilities (e.g., water supply, drainage, electricity). The existing infrastructure might not be equipped to handle this increased demand without causing disruptions to current residents[6]. Drainage Challenges: Construction on the site may lead to water drainage issues, particularly as road narrowing or

modifications could complicate water flow management[8].

3. Loss of Private Road Character

Change in Area Character:

Hillside Drive currently has a distinct private road character, which contributes to its quiet residential appeal. The scale of the proposed development risks transforming this into a more urbanised environment, detracting from its existing charm.

Garden Division Impact:

Dividing up the garden space into smaller plots would reduce green space in the area, impacting aesthetics and potentially affecting biodiversity.

4. Construction-Related Issues

Noise and Disruption:

Demolition of existing extensions and construction of new buildings will generate noise, dust, and disruption over an extended period.

Heavy Vehicle Traffic:

Construction vehicles will further strain the narrow road, causing inconvenience to residents and potentially damaging the road surface.

5. Environmental Concerns

Increased Pollution:** Higher traffic volumes due to additional households will contribute to air pollution, which is already a concern in congested areas[5].

Loss of Green Space:** The reorganisation of gardens and construction on previously open spaces may reduce greenery in the area, negatively impacting local air quality and wildlife habitats.

Sources

[1] Planning notice DA12 1NY - Public Notice Portal

<https://publicnoticeportal.uk/notice/planning/673f4cc0f379e22c123b25a9>

[2] Bigger Isn't Always Better: Narrow Traffic Lanes Make Cities Safer

<https://www.wri.org/insights/bigger-isnt-always-better-narrow-traffic-lanes-make-cities-safer>

[3] [PDF] Ballina & Environs Development Plan 2009-2015 <https://www.mayo.ie/getmedia/416a3ec3-bdf8-4594-8e7c-6d5ef5712376/1-Document1,28976,en.pdf>

[4] [PDF] OctNov2024DelegatedDecisions.pdf - Gravesham Borough Council

<https://democracy.gravesham.gov.uk/documents/s87864/OctNov2024DelegatedDecisions.pdf>

[5] [PDF] A country in a jam: tackling congestion in our towns and cities

https://www.local.gov.uk/sites/default/files/documents/5.16%20Congestion_report_v03.pdf

[6] [PDF] ENVIRONMENTAL IMPACT ASSESSMENT REPORT VOLUME II

<https://planningapplicationie.s3.eu-west-1.amazonaws.com/projects/1049/documents/Volume%20II%20-%20EIAR%20Chapters.pdf>

[7] [PDF] delegated applications - Gravesham Borough Council

<https://democracy.gravesham.gov.uk/documents/s85743/DelegatedApplications01042024310520241.pdf>

[8] Road Narrowing | Traffic Choices - aiding traffic scheme decisions

<https://www.trafficchoices.co.uk/traffic-schemes/road-narrowing.shtml>

Kind regards