

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 21/02/2024 3:52 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: As a local resident I object this planning application. The key reasons for my objection are outlined below.

Statement of Community Involvement Public Engagement:

I object to the claim made in that '3.2.2 Overall, it is considered the consultation was suitably advertised'.

The notification leaflet completely omits the plans to open pedestrian access on Coombe Road. The introduction page on the website only states 'access to the site will be gained via Old Road East' leaving many residents of Coombe Road in the dark about the planned access route. Such a substantial access change to Coombe Road should have been more prominent in the advertising. Some residents did not receive leaflets.

The consultation feedback document acknowledges that residents are 'unsupportive of the proposed pedestrian access from Coombe Road' and that 'this will encourage people to park in the no-through 8 road which is already at capacity & increase in foot traffic on a quiet residential cul-de-sac' (4.2.5)

The applicant's response at 5.2 does not address the issue nor provide a solution for adequate parking. It merely mentions the concern has been raised. A key issue here is being overlooked and therefore a major reason for my objection.

Parking Strategy and Access:

In the Councils 'Supplementary Planning Guidance SPG 4 Kent Vehicle Parking Standards July 2006' the section on Land Use Class C3: Dwellings states:

'The occupancy of new dwellings varies considerably, not least with the size of dwellings, and the appropriate parking provision also depends on the choice of transport available and the location of the development. The Kent standards take into account the type of development as follows: Maximum Vehicle Parking Standards. 1 Bedroom - 1 space per dwelling. 2 & 3 Bedroom - 2 spaces per dwelling. 4 or more bedrooms - 3 spaces per dwelling'

It is disappointing that the applicant has not been considerate of the guidance above when deciding on parking provisions particularly when concerns for this were highlighted in the applicants 'Statement of Community Involvement. 1 parking space per household and 2 visitor parking spaces for the whole estate is not reflective of the number of future residents in the dwellings or visitors to residents & the park. Most households have more than one car and regular visitors.

There are limited bus stops and no cycle paths in the surrounding busy roads to provide a safe alternative transport.

Impact on Coombe Road:

Inadequate parking facilities combined with opening pedestrian access to Coombe Road will enable the inevitable overflow of parking onto Coombe Road. I believe this was a key reason when deciding on this pedestrian access. This road is already heavily congested cul-de-sac with no turning circle. This will no doubt congest surrounding roads as Coombe Road residents will overspill further onto other residential streets.

Coombe Road has many young families struggling to park with no safe level crossings on the busy surrounding roads. Therefore a huge concern with increased traffic and parking could result in dangerous parking, poor visibility & lead to more road traffic accidents.

Crime:

Providing footpath access raises concerns about an increase in petty theft crimes and escape routes for evading police. There have been two incidents of motorbike theft in Coombe Road in the past month alone.

Air Quality:

I am concerned the impact on air quality has not been quantified on the original planning document and it is already at a high level in this immediate area.

The Kent Environment Strategy 2003 highlights the importance of planning new development appropriately. Its key intentions were 'to minimise the impact of air quality from future development across Kent, particularly in areas identified as having poor air quality' & 'to ensure that the impact of development on air quality is appropriately assessed'

Sustainability:

'Gravesham Borough Council recognises the importance of sustainability and on 25 June 2019 at its Full Council meeting declared a climate emergency and this includes the target to make the borough Carbon Neutral by 2030. Any future application should seek to deliver on site renewable energy and other appropriate mitigation'.

Such a substantial development should be in line with Gravesham Borough Councils climate pledge to be a carbon neutral borough by 2030. I would expect to see solar panels, electric power points and sustainable building practices before approval.

Conclusion:

The proposal as it currently stands would demonstrably harm the amenities enjoyed by local residents, in particular safe and available on-road parking, privacy and the right to enjoy a quiet and safe residential environment. I ask Gravesham Council to consider all of the objections outlined above when assessing the application.

Kind regards