

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 08/04/2026 7:17 PM from [REDACTED]

Application Summary

Address:	The Woodlands 217 Wrotham Road Gravesend Kent
Proposal:	Alterations to existing restaurant, including alterations to elevations, additional works to accommodate plant, new corral and bin store, demolition of existing single storey side extension with erection of new single storey side extension, minor external work to existing parking bays, creation of patio and other associated work.
Case Officer:	Mrs Lisa Fisher

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	Wrotham Road Gravesend

Comments Details

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

Reasons for comment:

Comments:	I strongly object to this application due to the impact it will have on those living nearby, on traffic and air quality, and on the surrounding environment, particularly Woodlands Park. I have reviewed the plans and would like to raise the following concerns: 1. Delivery Activity As a fast-food restaurant with a dedicated delivery operation (as evidenced in the plans), the use and impacts will be intensified. There will be constant customer turnover and courier activity throughout the day. McDonald's works with the three main food delivery services and even have their own delivery app. It is hard to believe that delivery and takeaway are simply ancillary to dine in, and this is backed up by the delivery infrastructure planned in from the get-go, and the extensive kitchen, storage and crew areas in relation to customer areas and seating. In effect, the kitchen size has doubled, and the seating has halved to accommodate the nature of a fast-food outlet where delivery and takeaway are a core part of the operation. 2. Noise and Odour Local residents and those using the park will be impacted by the continuous cooking and intensified use. In addition to the sound of the heavy ventilation system working all day and night, and multiple, presumably early morning HGV
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deliveries each week, large groups are likely to congregate and cause noise disturbance, especially given the plans for a front patio, so close to the houses opposite.

As well as noise, odour is a concern. The odour assessment classifies the odour risk as 'high' due to the proximity of residents, the grease producing food and the large kitchen. I would like to raise that the dispersion criteria falls short of 'good' and presents a real risk that odours will not disperse effectively. I worry that I will not be able to open my windows due to the noise and smell.

3. Traffic and Air Quality

In contrast to the restaurant here previously, a fast-food outlet will undoubtedly result in cars, mopeds and other vehicles, coming in and out of the site at a much higher rate than the area has experienced before. This will have an impact on traffic and will likely worsen air quality in an area which has experienced exceedances in air pollution for many years, as reported by DEFRA.

Exposure to Nitrogen Dioxide and other pollutants leads to serious health conditions and even affects life expectancy. Changes in the vehicle-related emissions in the area due to this development, risk that the councils' efforts and progress in improving conditions will be reversed, to the detriment of residents. This particular area (Gravesham 005E) is the most deprived in Gravesham in terms of 'living environment', of which air quality and road traffic accidents are components of. It seems that the cumulative impacts have not been addressed at all.

4. Impact on School Children

Saint Georges School is a short walk away from the site along a common route to school, with the school gates less than 400 metres from the site. This presents two problems: there is a road safety issue for children walking to and from school, with the increased traffic, and a public health issue.

Proximity of fast food restaurants to schools is a known planning factor at both a national and local level, but what makes this proposal even more worrying is that childhood obesity rates in Gravesham exceed those in England, the South East and Kent, with 40% of children aged 10-11 overweight or obese, significantly higher than the national average. Rates are even higher in Woodlands Ward.

5. Impact on Woodlands Park

As someone who has lived on Wrotham Road for years, it would be a real shame to see the impact of this proposal on Woodlands Park. This is a valuable local green space used by many in Gravesend and there's a play area just behind the hotel. The National Planning Policy Framework is clear that applications for fast food outlets should be refused where the premises are 'within walking distance of schools and other places where children and young people congregate, unless the location is within a designated town centre'. Not only is the site within walking distance of schools but it is right next to a park and playground.

The location of the site presents an incentive to take food to the park rather than eat on the premises. This would lead to increased litter, including in areas that are hard to access. This combined with the potential for anti social behaviour, would harm the character, the cleanliness and the safety of the park. There have been several serious incidences at the branch in town and so it is not a stretch that this development may lead to antisocial behaviour, which could affect local residents including those at the Almshouses nearby, the school community and children playing in the park.

In summary, a high-intensity delivery driven development would have foreseeable real-world impacts, would fail to protect the local community and would conflict with planning policy.

Kind regards

