

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 20/03/2026 1:41 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

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Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Old Road West Gravesend

Comments Details

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

Reasons for comment:

Comments:

[REDACTED]
[REDACTED] provides housing for individuals in need within a quiet residential environment and has a responsibility to safeguard residents' wellbeing and quiet enjoyment.

[REDACTED] objects to the application on the following planning grounds:

Residential Amenity

The proposal represents a material intensification of use, introducing a high-turnover, takeaway-led operation with continuous activity. This would fundamentally alter the character of the immediate residential environment and materially reduce residents' ability to enjoy their homes. Increased vehicle movements, customer turnover and delivery activity would result in ongoing disturbance inconsistent with the existing setting.

Noise and Disturbance

The proposed operating hours of 06:30 to 22:30, together with extraction/ventilation plant, delivery activity and vehicle movements, would introduce noise at times when background levels are low. In a quiet residential

context, this would have a disproportionate and intrusive impact, particularly in the early morning, disrupting sleep and wellbeing. The proposal therefore gives rise to unacceptable noise impacts.

Highway Safety and Access

The site is located on a route already subject to congestion, particularly at peak and school-run periods. The proposal would introduce significant additional short-stay vehicle movements and delivery drivers, increasing conflict with pedestrians and general highway risk. Of particular concern is the potential to impede emergency access. The Almshouses accommodate residents with a range of needs, and any delay to emergency services caused by congestion or obstruction would represent a serious and unacceptable risk.

Air Quality

The site lies within, or immediately adjacent to, the former Air Quality Management Area (AQMA) designated at the A227 Wrotham Road / B261 Old Road West junction. This AQMA was declared due to exceedances of Nitrogen Dioxide (NO₂), with the designated area extending to a point just beyond The Woodlands site.

Although monitoring indicates that air quality has improved in recent years, the area has only relatively recently achieved compliance and remains sensitive. The proposed development, with increased vehicle movements, delivery activity and idling, presents a clear risk of reversing these improvements. This is of particular concern given the proximity of residential properties and the potential impact on individuals more sensitive to poor air quality.

Over-Intensification and Character

Modern fast-food operations function as high-turnover destinations and delivery hubs, generating continuous activity. This level of commercial intensity is incompatible with the predominantly residential character of the surrounding area and would result in a harmful change in character.

Cumulative Impact

The combined effect of increased traffic, noise (including early morning activity), air quality impacts and intensified use would result in a material and unacceptable deterioration in living conditions for nearby residents, including those within the Almshouses.

Planning Policy Context and Sensitive Receptors

The application must be assessed against the requirement to protect the amenity of existing residential occupiers and to ensure that new development does not give rise to unacceptable impacts. In this case, the Almshouses represent a particularly sensitive receptor, given their proximity to the site and the nature of the accommodation provided.

The proposed development introduces a level of activity, noise and traffic generation that is not compatible with this sensitive residential context. The absence of clear and robust mitigation within the application documentation, particularly in respect of early morning operations, delivery management and cumulative impacts, gives rise to significant concern.

Need for Robust Evidence and Mitigation

Given the site's location within, or adjacent to, a former AQMA and an already constrained highway environment, it is essential that the application demonstrates, through clear and robust evidence, that the development will not result in unacceptable impacts.

In the absence of such assurance, and given the known sensitivity of the location, a precautionary approach should be applied.

Conclusion

For these reasons, [REDACTED] strongly objects to the application. The proposal would cause unacceptable harm to residential amenity, highway safety, air quality and the character of the area.

Kind regards