

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 19/03/2026 11:42 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:	[REDACTED] Pinnocks Avenue Gravesend

Comments Details

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

Reasons for comment:

Comments: Subject: Formal Objection to Planning Application - Proposed McDonald's Development at The Woodlands, 217 Wrotham Road, Gravesend

Dear Sir/Madam,

I am a local resident living in close proximity to the proposed site at The Woodlands, 217 Wrotham Road, and I object to this application in the strongest possible terms.

This proposal represents a fundamentally inappropriate form of development in a highly sensitive and constrained location. It is contrary to Policies CS11 (Transport) and CS19 (Development and Design Principles) of the Gravesham Local Plan, as well as the National Planning Policy Framework (NPPF).

The site is directly adjacent to Woodlands Park, close to St George's Secondary School, and immediately opposite St Thomas's Almshouses, which accommodate elderly residents. This is a location defined by sensitive uses involving children, families, and vulnerable people. A drive-through fast-food outlet is a high-intensity, late-operating use characterised by continuous vehicle movements, noise, and customer activity, and is wholly incompatible with this setting. The proposal fails to protect amenity or respond appropriately to local

context, contrary to Policy CS19.

While the site may previously have operated as a Beefeater restaurant, the proposed development represents a materially different and significantly more intensive form of use. A sit-down restaurant generates lower traffic volumes, longer dwell times, and limited peak periods. In contrast, a drive-through fast-food outlet generates constant, high-frequency vehicle movements, delivery activity, short-stay visits, and queuing traffic throughout the day and into the evening. This represents a clear intensification of use, with substantially greater impacts on highway safety, parking, and residential amenity.

I live on the cul-de-sac that provides access to St Thomas's Almshouses and regularly observe emergency vehicles attending residents. This access is directly opposite the proposed site entrance. The introduction of a high-turnover drive-through use at this point would significantly increase turning movements, queuing, and congestion directly opposite a critical access point. This creates a clear and unacceptable risk of obstruction, delay, and reduced visibility for emergency and service vehicles. Any impediment to emergency access serving vulnerable residents must be given substantial weight.

Wrotham Road is already a key route into Gravesend town centre and operates under significant pressure. It is constrained by parking on one side, numerous residential driveways, and multiple traffic-light-controlled pedestrian crossings, resulting in frequent congestion and limited capacity. The proposed development would introduce additional vehicle movements, turning traffic, drive-through queuing, delivery drivers, and short-stay visits. The result would be a severe residual cumulative impact on highway safety, particularly for pedestrians and school children. The NPPF is clear that where such impacts are severe, planning permission should be refused.

Parking stress in the area is already acute. The proposal will inevitably lead to overspill parking into surrounding residential streets, obstructing driveways, reducing visibility, increasing road danger, and potentially restricting access for emergency vehicles. This represents a clear and unacceptable worsening of existing conditions, contrary to Policy CS11.

The proposal would also cause significant and ongoing harm to residential amenity through increased noise, light pollution, litter affecting surrounding streets and Woodlands Park, and disturbance from delivery drivers and late-night activity. This is contrary to Policy CS19.

The proximity to St George's Secondary School raises further concern in relation to public health. National policy promotes healthy communities, and there is well-established planning practice of resisting hot food takeaways near schools. This proposal directly undermines those objectives.

Taken together, these impacts are not minor-they are significant, cumulative, and unavoidable. The proposal would result in clear and demonstrable harm.

For these reasons, I respectfully request that Gravesham Borough Council refuse this application.

Yours faithfully,

A black rectangular box redacting the signature of the sender.

Kind regards