

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 20/03/2025 6:20 PM from [REDACTED]

Application Summary

Address:	Golden Lion Luddesdown Road Luddesdown Gravesend Kent DA13 0XE
Proposal:	Erection of a rear and side extension and refurbishment of the Golden Lion pub including landscaping, parking and associated works.
Case Officer:	Mrs Alison Webster

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Sole Street Cobham Gravesend

Comments Details

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

Reasons for comment:

Comments:	Ensuring Proper Scrutiny for a Well-Planned Refurbishment of the Golden Lion The refurbishment of the Golden Lion is a positive step forward, widely welcomed by the community. However, to ensure the success of Application 20250053, some key details require further scrutiny. Unfortunately, the application was not widely publicised, leading to concerns at Tuesday's Parish Council meeting that it had progressed without sufficient community input. To ensure the proposal aligns with the needs of both residents and the surrounding environment, a 4-6 week extension is respectfully requested. This would allow for proper review and refinement, ensuring the best possible outcome for all stakeholders. 1. Traffic Considerations The applicant's traffic assessment is a valuable starting point, but it does not fully account for the unique constraints of the local road network. The primary access routes-Luddesdown Road and Henley Street-are archetypal narrow, single-track country lanes, unlit with high banks and deep falls in places, with very few passing places. No one disputes that these roads are not designed to accommodate high traffic volumes, and without careful planning, congestion could become a major issue. The current traffic model estimates 40 vehicle movements per hour on Saturday evenings, yet no assessment has been conducted on how this will impact the flow of traffic along these single-track roads, or indeed how this figure has been derived. In reality, vehicles do not arrive in a perfectly spaced pattern, meaning natural pinch points and bottlenecks will form. Without proper mitigation, congestion could significantly alter the character of the area and cause disruption for residents and visitors alike. The applicants have hitherto made considerable efforts to integrate their developments into the setting and such an adverse outcome is likely not their intention. To provide confidence and clarity, a further traffic study should be conducted,
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specifically assessing:

- The impact of increased traffic on Luddesdown Road and Henley Street, taking into account the totality of traffic and not only the incremental element
- The likelihood of congestion and possible mitigation strategies**
- The maximum number of visitors the site can accommodate before congestion becomes a concern, with the threshold being supported by modelling varying traffic volumes, their impacts, and allowing for contingency.

This additional study would offer an evidence-based reassurance that the development will not place an undue burden on the local road network. With the right planning, access concerns can be resolved, ensuring the Golden Lion remains an asset to the village without negatively impacting day-to-day life for 204 residents of the village for whom it is their home.

2. Lighting Considerations

Given the rural location of the site, a Lighting Impact Assessment is essential to ensure that any new lighting respects the natural darkness of the area while still providing safe and functional illumination for customers and staff. The proposed sky lantern roof design has the potential to create significant light spill, affecting both ecology and the wider National Landscape.

Additionally, the presence of a large, luminous "Silverhand" neon-style sign has already raised concerns about future lighting decisions. The site is located within an E1 Environmental Zone, an area recognised for its intrinsically dark skies, and it is important that any proposed lighting is in keeping with this designation.

A comprehensive Lighting Impact Assessment should include:

- The justification for new lighting and its intended function
- The potential for nuisance light, glare, and sky glow, particularly regarding the sky lantern roof
- The impact on human and ecological receptors within the AONB
- Appropriate luminaire choices to minimise environmental impact while maintaining safety
- Potential mitigation strategies to reduce unnecessary light spill

This assessment will ensure that lighting enhances the site rather than detracts from it, preserving the area's natural beauty while still allowing the Golden Lion to function effectively.

Conclusion

The community overwhelmingly supports a refurbishment of the Golden Lion and the proposal has great potential to enhance the area. However, proper due diligence is essential to ensure the development is a positive addition that integrates seamlessly with the village's character.

By addressing the concerns regarding traffic and lighting, the application can be refined into a well-planned, sustainable development that enhances the area without causing unintended disruption. A short extension would allow these concerns to be addressed thoroughly, ensuring that the Golden Lion becomes an enduring asset that continues to serve the community for years to come. I am sure the owners will respect and appreciate the importance of this.

Kind regards