

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 9:38 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:	The community welcomes the refurbishment of the Golden Lion, but Application 20250053 requires further scrutiny to ensure it aligns with local needs and the rural setting. As the application was not widely publicised, concerns were raised at the Parish Council meeting. A 4-6 week extension is requested to allow for proper review and refinement. ### Traffic Considerations The local road network (Luddesdown Road & Henley Street) consists of narrow, single-track lanes with limited passing places, making it unsuitable for high traffic volumes. The estimated 40 vehicle movements per hour on Saturdays lacks assessment of real-world traffic flow, congestion risks, and mitigation measures. A comprehensive traffic study is needed to: - Assess the total impact on access roads. - Model congestion risks and provide mitigation strategies. - Establish a visitor capacity threshold based on real traffic data. ### Lighting Considerations Given the site's rural and AONB setting, a Lighting Impact Assessment is essential to balance visibility, safety, and environmental sensitivity. The sky lantern roof design and past concerns over excessive lighting (e.g., the "Silverhand" neon sign) highlight the need to: - Evaluate potential light pollution, glare, and ecological impact. - Ensure lighting aligns with the E1 Environmental Zone's dark sky status. - Propose appropriate, low-impact lighting solutions. ### Conclusion The Golden Lion's refurbishment is widely supported, but proper assessments on traffic and lighting are necessary to avoid long-term negative impacts. A short extension would allow these concerns to be addressed, ensuring the pub enhances the village while maintaining its unique rural character. Given the applicant's past commitment to careful development, it is reasonable to expect their cooperation in achieving the best outcome.
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Kind regards