

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 11/07/2025 1:17 PM from [REDACTED]

Application Summary

Address:	East Court Farm Church Lane Gravesend Kent
Proposal:	Installation of 7 no. glamping pods/retreats and 4 no. barrel saunas with cold plunge for overnight guest use, external decking areas, permeable footpaths and vehicular track, parking and turning area, secure cycle storage and recycling/refuse storage, 2 no. private package treatment plants, landscaping and associated works.
Case Officer:	Mr Gary Edwards

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED]

Comments Details

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

Reasons for comment:

Comments:	I object to the proposal on the basis that a tourism business operation will have a detrimental impact on the health and wellbeing of permanent residents in the neighbourhood. I have a vested interest as my family live in one of the neighbouring dwellings [REDACTED] I have noticed construction traffic has already arrived, prior to approval, to commence groundworks on the site of the proposal. I am concerned that no remediation strategy has been approved to manage the ground contamination acknowledged within the application and there is potential for harm to people and animals. Having reviewed the documents submitted, I would hope Planning make the following commitments Conditional on Approval: - Detailed plan for landscaping including the provision of native species, planting of suitably mature specimens and maintenance of landscaping for at least one calendar year to ensure survival. As stated in the D&A statement: "Existing vegetation will be protected with no removal of trees, hedgerows or specially identified areas of scrub for the proposed development." - Protection of existing and creation of new wildlife habitats, as identified the UES report. - Use of ground screw foundations and permeable hard landscaping throughout to minimise the environmental impact to the ground, as per the D&A statement the proposal shall be "small footprint and of a temporary nature". - Ensure full cooperation with the DOCO to implements all security measures as recommended in keeping with Secured by Design principles. - Hours of construction work to be dictated to avoid noise and traffic disruption to permanent residents.
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Permanent residents of Church Lane, in particular residents of the East Court group of buildings, have previously suffered nuisance noise, smoke, smells and

traffic due to holiday accommodation operated on this site by the current Applicant. Now 7 glamping pods could entail an additional 28 persons, effective doubling the current population of Church Lane.

For homeowners and permanent residents to understand the impact of this business operating in their neighbourhood there needs to first be proper consultation with the local community. Has the applicant considered a business plan which could address the following such concerns:

- Any intention to host events? E.g. music on site, sports (especially those likely to create noise and/or safety concerns e.g. quad bikes, motor vehicles, archery).
 - What is the policy on large groups booking multiple pods (esp. stag/hen dos), what is the operators definition of a 'party group' (as per Design and Access statement).
 - What is the policy on open fires such as camp fires/bonfires and BBQs? There is an obvious fire risk which is a particular concern in such close proximity to listed buildings. Also giving rise to nuisance smells and air quality concerns.
 - What is the management plan during operational months: what staffing will be on site to manage nuisance behaviour for example? What staffing will be on site during the off season to ensure security so the area does not become a target for burglary or squatting? What is the contact and response protocol for local residents to report issues to the business operator? (I believe these concerns are also shared by the DOCO).
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Kind regards