

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 23/03/2026 10:46 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] Wrotham Road Gravesend Kent

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: I am writing to formally object to the proposed alterations and the introduction of a drive-thru McDonalds at The Woodlands site.

This site occupies a sensitive position immediately adjacent to a public park and within a dense corridor of three major schools.

The proposal represents an over-intensification of the site that will cause "Material Harm" to highway safety, public health, and community cohesion, in direct conflict with Policies CS11 and CS19 of the Gravesham Local Plan Core Strategy.

1. Strategic Traffic Gridlock and the A227/A2 Corridor

The A227 is a primary arterial route connecting Gravesend to the A2 Westbound (London). It is a critical corridor for Heavy Goods Vehicles (HGVs).

- HGV Obstruction: This road is already operating at capacity. The "stop-start" nature of a drive-thru model will lead to "tail-backing" onto the main carriage. Because Wrotham Road is a primary route for London-bound freight and / or the M25, any queuing into the site will paralyze the flow of HGV traffic, causing gridlock that will ripple back into the town centre.

- Emergency Services: As Wrotham Road is a single-lane road in each direction at this point, even minor traffic congestion at the drive-thru could have serious ramifications as the road is also heavily used by the emergency services (Police, Ambulance and Fire service) - 1 or 2 cars waiting to turn into the drive-thru could be the difference between an ambulance failing to reach a 999 call in time and saving someone's life.

- Illegal Servicing: The "minor external works to parking" are insufficient for the volume of delivery couriers this brand attracts. These drivers will inevitably park on the footpath and forcing pedestrians into the path of heavy traffic.

- Traffic works: Any routine or emergency road works that would need to be carried out would have a serious impact on congestion in and around the local area.

2. Safety Risks to the "Educational Cluster"

The site is surrounded by three major schools, creating a unique "School Zone" with high-density pedestrian footfall movements:

- Saint George's Church of England School (DA11 7LS): Located on Meadow Road, mere meters away from the proposed site.

- Wrotham Road Primary School (DA11 0QF): Sharing the same route as the proposed site.

- Mayfield Grammar School (DA11 0JE): Contributing a massive influx of students to the area as it is a short 10min walk to the proposed site.

At 3:00 pm, the dismissal of thousands of students creates a high-density pedestrian environment. Introducing a drive-thru-where drivers are inherently distracted-creates an unacceptable "Pedestrian-Vehicle Conflict Zone."

For the younger children of Wrotham Road Primary, the increased vehicle movements across the pedestrian crossing represent a direct threat to safety.

3. Degradation of Woodlands Park and Anti-Social Behaviour

Woodlands Park, located "next door" to the site, is a vital community asset that will be severely degraded by this proposal.

- Student Clashes and Loitering: The 3:00 pm window will see a convergence of students from Saint George's and Mayfield Grammar at this specific location. The availability of a brand-name fast-food outlet acts as a "magnet," encouraging large groups to gather in Woodlands Park. This significantly increases the risk of Anti-Social Behaviour (ASBO), including territorial clashing between student groups, intimidation of park users, and noise disturbance for residents.

- Environmental Health and Pests: While the applicant proposes a "new corral and bin store," it cannot control "drive-away" litter. Discarded packaging will inevitably flood Woodlands Park. This food waste is a primary driver for urban pest infestations; a surge in rats and foxes is a predictable outcome, posing a health risk to families and pets using the park.

4. Air Quality and Public Health Hazards

Gravesham's Air Quality Management Areas (AQMAs) are already under pressure.

- Health Risk: The drive-thru model relies on stationary vehicle idling, producing concentrated plumes of Nitrogen Dioxide. Children are disproportionately affected by these toxins, which exacerbate asthma and stunt lung development. Permitting a development that encourages idling on the primary walking route for three schools is a failure of the Council's "Duty of Care."

- Elderly: A significant elderly population live near the park, and a degradation in air quality would only exasperate to worse any breathing ailments for residents and those that use Woodlands Park.

Conclusion

The proposal for The Woodlands is unsuitable because it is at the expense of the safety of children from three local schools, the integrity of Woodlands Park, a

strategic HGV route and directly impacts emergency services. The cumulative impact of traffic congestion, increased ASBO, and environmental degradation makes this proposal entirely incompatible with Wrotham Road.

I strongly urge the Planning Committee to refuse this application.

Kind regards