

Objection 1

From: Sue Lovell

Sent: 28 August 2025 16:00

To: licensing@gravesham.gov.uk

Subject: Licensing 614 Lordswood Lane, Tesco Express

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I have recently seen a notice that the proposed Tesco Express (which is the first we have heard it being called. Until recently it was proposed to be a Co-Op store) intends to sell alcohol from 06.00 hrs until 00.00 hrs.

It is my opinion that this will bring anti-social behaviour back to this area. This was apparent before the flats at the same address were newly built. There is an underground car park at this site which had attracted young arsonists on many occasions, as well as other anti-social behaviour. On several occasions, youths had attempted to break in. There will be police records detailing these incidents.

After prolonged abuse, the decision was made to place hoarding around the site to deter would-be anti-social behaviour as the ground floor was not in use at the time. Once the store is opened, I understand that the hoarding will be removed, as this will provide parking for shoppers, however if the store intends to be selling alcohol until midnight, it is inevitable that this behaviour will return.

This is a store that nobody wanted here. There were many objections to the work going ahead in the first place (96 objections were raised, I believe) but of course these were all overruled for the sake of profit, even though the landlord has still not had any luck in managing to sell any of the properties he built. On top of this there is going to be round the clock noise from deliveries and lots of light pollution all of which was never an issue in the past. This site originally was home to a public house, but even they stopped serving alcohol at 11pm!

As we already have a nearby Tesco Express 0.6 of a mile away at the Kestrel shops, who currently sell alcohol until 11pm, and there is already an anti-social problem there, why would anyone want to duplicate that scenario? The new proposed store will not only encounter the same youths and become a trouble-spot, it will be exacerbated by the simple fact that this one has underground car park, a magnet for this kind of behaviour, and it also seems intent on selling alcohol later than the Kestrel store where there is already the problem.

There are many more residents surrounding the new one too. After living in my property for more than twenty years and it being a relatively quiet neighbourhood, I don't want to start dealing with the kind of issues that follows an alcohol licenced store. There are several alcohol outlets within a quarter of a mile of 614 Lordswood Lane, so why are there plans for such late alcohol sales? I may be wrong but I am sure that when the site was going to become a Co-Op they were intending to close much earlier. This made sense to me.

Our once peaceful evenings are about to become as noisy and troublesome as our days. There will be no relief for the people who have no choice but to live here. Please do not allow such late alcohol sales. There are far too many late night alcohol outlets already. It

really isn't needed here. Homes are in too close a proximity to be unaffected. Please reconsider.

Sue Lovell

Objection 2

Mrs Maureen Crombie



Chatham

Kent

21ST September 2025

Gravesham & Medway Shared Licencing

Service Civic Centre, Windmill Street

Gravesend

Kent DA121AU

Dear Sir/Madam

I write with reference to an application made by Tesco Stores Ltd for an alcohol licence for Tesco Express at 614, Lordswood Lane, Chatham, Kent ME5 8QX.

You may well be unfamiliar with the area in question, so I just wanted to make sure you realise that less than 500 yards down the road from the above premises is a parade of shops, 2 of which already sell alcohol. There is also a Shell garage supplying the same.

The Morrison's Daily and Best One stores both sell alcohol up until 22:00 hrs. The Shell garage, until 21:00hrs. In the opposite direction, less than a mile south of 614 Lordswood Lane, is an already established Tesco Express that can also provide alcohol until late at night. In total, within the space of a mile the area has 4 late night alcohol outlets.

Directly opposite the 614 land is a large primary school and a nursery. The area in general is home to many young children and a good proportion of elderly people. Neither group having dire need of yet more alcohol. Certainly, neither group will need the noise, litter or anti-social behaviours that can accompany late night drinking (inside or outside of the premises)

I would like to register my objections to this licence being issued, on the grounds of its being completely unnecessary and unsuitable for the area.

It may also be helpful for you to know something of the recent background of this building.

Formerly a community public house which burned down in 2017, the land was eventually bought by someone who applied, and received, planning permission for a 3-storey construction. There were supposed to be 8 furnished flats on top (affordable and for local

people) a Co-op store at ground level and an underground car park. There were meetings, attended by local residents, where the wisdom and the safety of these proposals was questioned but no one on Medway Council listened.

In short, the 'developer' ended up in breach of contract. The flats were never furnished or properly finished. They have not housed local people. The underground parking was boarded up (and remains so to this day) due to the fire brigade and the police having to attend multiple times, and the Co-op never did materialise. There have been 8 years of deterioration. The original developer sold the flats off, took the money and left.

Now, the whole premises has been put up for sale as a job lot and the best the local population is being offered is late night beer and all that that entails.

Thank you for your time taken to read this lengthy letter. I tentatively hope much thought will be taken over this application.

Yours faithfully

Maureen Crombie.