

## Comments summary

Dear Sir/Madam,

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

Comments were submitted at 03/09/2026 5:39 PM from [REDACTED]

### Application Summary

|               |                                                                                                                                                                                                                                |
|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Address:      | Woodlands Farm Wrotham Road Culverstone Gravesend Kent DA13 0RQ                                                                                                                                                                |
| Proposal:     | Outline planning application for the development of 67 dwellings, public open space and associated works, with approval sought for the principal means of vehicular access from Newlands Lane. All other matters are reserved. |
| Case Officer: | Ms Amanda Cue                                                                                                                                                                                                                  |

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### Customer Details

|          |                                  |
|----------|----------------------------------|
| Name:    | [REDACTED]                       |
| Email:   | [REDACTED]                       |
| Address: | [REDACTED] High Street Gravesend |

### Comments Details

|                 |                                              |
|-----------------|----------------------------------------------|
| Commenter Type: | Councillor                                   |
| Stance:         | Customer objects to the Planning Application |

Reasons for comment:

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| Comments: | <p>OBJECTION - APPLICATION 20260815<br/>Woodlands Farm, Wrotham Road, Culverstone</p> <p>I wish to object to the above outline application for the proposed development of 67 dwellings at Woodlands Farm.</p> <p>Having considered the submitted information and having personally visited and driven the surrounding highway network, I have significant concerns as to whether a development of this scale can be safely and sustainably accommodated in this location.</p> <p>1. Newlands Lane - highway capacity and safety</p> <p>I have personally driven Newlands Lane to understand the actual conditions that future residents would encounter.</p> <p>For significant stretches Newlands Lane is effectively a narrow single-lane rural road. Two vehicles cannot comfortably pass along substantial sections. There are also sections without footways and street lighting, and in places residential frontages are situated very close to the carriageway.</p> <p>These physical characteristics are particularly important when considering a proposal for 67 dwellings. The development would generate additional car</p> |
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journeys as well as delivery vehicles, refuse vehicles, visitors and other servicing traffic.

I am therefore concerned that the practical capacity and safety of Newlands Lane may be substantially more constrained than would be apparent simply from traffic calculations or plans.

## 2. Newlands Lane/Whitepost Lane junction

I have a particular concern regarding the junction of Newlands Lane and Whitepost Lane.

From my own inspection and experience of this junction, turning left from Newlands Lane into Whitepost Lane is extremely difficult in practice because of the restricted geometry of the junction.

This has potentially wider consequences for the Transport Statement. If drivers find a particular movement difficult or impractical, they will use alternative routes. This could displace development traffic onto other parts of Newlands Lane and the surrounding rural road network, increasing journey distances and concentrating additional traffic at other junctions.

I therefore request that Kent County Council Highways specifically considers the practical operation of this junction, including appropriate swept-path analysis where necessary, and assesses the routes that residents, delivery vehicles, refuse vehicles and emergency vehicles would realistically use rather than relying solely upon theoretical traffic distribution.

## 3. Pedestrian safety and sustainable access

I am also concerned about pedestrian safety. Parts of Newlands Lane have no dedicated footway and no street lighting.

With 67 dwellings, the assessment cannot be limited to vehicle capacity. Future residents will include children, older people and others who may need to walk to local facilities, public transport or neighbouring areas.

A destination being within theoretical walking distance does not in itself make a development sustainably located. The actual walking route must be reasonably safe and usable.

The Council should therefore satisfy itself that safe pedestrian connectivity can genuinely be achieved before accepting that the proposed development is sustainable in transport terms.

## 4. Existing flooding at Newlands Lane/Whitepost Lane/Carters Hill

There is also a significant existing flooding concern around the junction of Newlands Lane, Whitepost Lane and Carters Hill.

I am aware of particularly severe flooding at this location in 2019, and there remains the potential for significant flooding during extreme rainfall. From my observations, road drainage at this location is a matter of real concern.

This existing situation should be investigated rather than considered only in terms of modelling of the application site itself.

A development of 67 dwellings will inevitably introduce additional buildings, roads, driveways and other impermeable surfaces. It is therefore essential that the Lead Local Flood Authority is satisfied that surface water can be safely managed and that the development will not increase flood risk elsewhere.

I would specifically ask that the historic flooding of the Newlands Lane/Whitepost Lane/Carters Hill area, including the events of 2019, is investigated as part of the drainage assessment.

#### 5. Insufficient drainage information

This concern is particularly important because fundamental drainage matters do not appear to have been satisfactorily resolved at this stage.

For a development of this scale, I do not believe that questions which could materially affect whether 67 dwellings can actually be accommodated should simply be deferred until after outline permission has established the principle and scale of development.

A technically deliverable surface-water drainage strategy should be demonstrated, taking proper account of existing local flooding conditions.

#### 6. Foul drainage and wastewater infrastructure

I also have concerns regarding foul drainage and wastewater capacity.

Southern Water's asset information confirms existing wastewater infrastructure in the immediate area. The Southern Water plan itself importantly cautions that the positions of assets should ultimately be established on site.

The Council should therefore be satisfied, before determination, that there is sufficient foul-water capacity and a technically deliverable connection for 67 additional dwellings and that any necessary infrastructure requirements do not themselves affect the amount of land actually available for development.

#### 7. Outstanding technical evidence

I recognise that this is an outline application and that certain matters can legitimately be reserved.

However, there is an important distinction between reserving detailed design matters and postponing evidence which is necessary to establish whether the principle and proposed scale of development are acceptable.

The application material identifies a number of assessments and investigations which remain outstanding or require further work, including matters relating to landscape, agricultural land, contamination, noise, air quality, water quality, infiltration/groundwater and ecology.

When combined with the unresolved drainage and highway issues, I am concerned that the Council does not yet have a sufficiently complete evidence base upon which to determine that 67 dwellings can satisfactorily be accommodated.

#### 8. Rural character and landscape impact

The proposal would introduce a substantial residential development into an area which presently retains a strongly rural character.

The impact is not limited to the appearance of the proposed houses. Sixty-seven dwellings would bring roads, parking, street and domestic lighting, boundary treatments, refuse storage, deliveries, servicing and a permanent increase in traffic and residential activity.

The cumulative urbanising effect upon Newlands Lane and its surroundings

therefore requires careful assessment.

#### 9. Whether 67 dwellings are genuinely deliverable

There is also a fundamental question as to whether the proposed quantum of 67 dwellings remains achievable once all necessary constraints and mitigation are properly established.

Drainage infrastructure, ecological buffers, landscaping, highway improvements, pedestrian provision and other mitigation measures all require land.

If subsequent technical work demonstrates that substantial additional areas are required for these purposes, the developable area may reduce. It is therefore important that the Council establishes now that the proposed scale of development is realistic rather than granting outline permission for 67 dwellings and attempting to resolve these fundamental constraints afterwards.

#### Conclusion

Taken together, my concerns relate to the principle and scale of this development rather than matters of minor detail.

In particular, I remain concerned about the ability of Newlands Lane to safely accommodate additional traffic; the difficult geometry of the Newlands Lane/Whitepost Lane junction and potential displacement of traffic; the absence of adequate pedestrian infrastructure; the history and continuing risk of flooding around Newlands Lane, Whitepost Lane and Carters Hill; surface-water and foul-water infrastructure; the outstanding technical evidence; and the cumulative impact of 67 dwellings upon the rural character of the area.

I therefore respectfully request that application 20260815 be refused in its present form.

If the Local Planning Authority is not presently minded to refuse the application, I strongly request that it does not determine the application until the outstanding technical information and relevant statutory consultee responses, including the highway and drainage assessments, have been received and fully considered.

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Kind regards