

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 28/08/2026 10:05 AM 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

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Newlands lane Meopham Meopham

Comments Details

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

Reasons for comment:

Comments: I wish to strongly object to the proposal to build 67 new homes at the entrance of our road which is a small country lane.

The scale and location of this development are wholly inappropriate for the character and capacity of the area. A narrow country lane is being asked to accommodate a substantial new residential development, despite the fact that the road is already extremely busy at key times of the day. Adding potentially dozens of additional households would inevitably increase traffic, congestion, noise and pressure on an already inadequate road network.

This is not simply a matter of inconvenience. The existing infrastructure is already under considerable strain. Local schools and GP services are at or near capacity, and there appears to be little evidence that the necessary infrastructure could absorb the significant additional demand created by 67 new homes. New development should be supported by adequate infrastructure, rather than placing further pressure on services that local residents already struggle to access.

There is also a very serious environmental concern. The proposed site and surrounding area have an important rural and natural character which would be permanently damaged by development on this scale. Building 67 homes would result in the loss of open land and natural habitat, increased disturbance, additional lighting, noise and traffic, and a significant change to the landscape. Once this area is developed, the loss of its rural character and wildlife habitat

cannot simply be reversed.

The proposed number of homes is also fundamentally disproportionate to the location. There is a significant difference between carefully planned, appropriately scaled development and attempting to place a large estate at the end of a small country lane. The latter would represent an overdevelopment of the site and would fundamentally alter the character of the area.

Local communities should not be expected to accept development simply because land has been identified as potentially suitable for housing. The planning process must consider whether a particular site is genuinely appropriate, whether the infrastructure can support it, whether the roads are capable of handling the additional traffic, and what environmental and community consequences would result.

In this case, the combination of an already heavily used and unsuitable road, pressure on local schools and healthcare services, the environmental value of the area, and the sheer scale of the proposal makes this development particularly concerning.

There is a clear distinction between meeting a genuine housing need and permitting an excessive development on an unsuitable site. Sixty-seven new homes in this location would appear to prioritise the maximum possible development of the land rather than a proportionate and sustainable scheme that respects the existing community and environment.

I therefore respectfully ask the Planning Authority to refuse this application. At the very least, the scale of any development should be substantially reduced and any proposal should demonstrate, with robust evidence, that it can be safely accommodated by the local road network, schools, healthcare services, electricity, drainage and other infrastructure without causing unacceptable harm to the environment or character of the area.

This is a rural location with limited infrastructure and an already heavily pressured road. A development of 67 homes would be a substantial and irreversible change to the area, and in my view is simply too large, too intrusive and inappropriate for this particular site.

Kind regards