

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 10:24 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] Beechwood Drive Meopham

Comments Details

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

Reasons for comment:

Comments:	I wish to formally object to the proposed development of 67 houses on farmland, particularly due to the serious concerns regarding highway safety, access, pedestrian safety and the impact that an additional 67 households would have on the existing rural road network. The proposed access to the development is via a very narrow country lane which is effectively single-track, despite being a two-way road. The lane is already used by existing residents and is not designed to accommodate a substantial increase in traffic. Introducing a development of 67 houses would inevitably result in a significant increase in vehicle movements, including cars, delivery vehicles, refuse collection vehicles, tradespeople and visitors. This would place considerable additional pressure on a road that is already constrained in terms of width and visibility. Vehicles travelling in opposite directions already have difficulty passing safely, often requiring one vehicle to stop or reverse to allow the other to pass. Increasing traffic by potentially well over 100 additional vehicles would make this problem considerably worse. There is a genuine concern that vehicles may be forced onto verges or into passing spaces, creating conflict between motorists and other road users. The lane is not used solely by motor vehicles. Pedestrians regularly walk along it, and horses are also ridden or walked along the lane. The narrow nature of the road means that pedestrians and equestrians already have limited space and protection from passing traffic. An additional 67
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households could generate a substantial increase in vehicle movements, creating an unacceptable additional risk to people walking along the road and to those using it with horses.

Large vehicles, delivery vans and refuse collection vehicles using the same narrow road would further increase the potential for dangerous encounters. The planning application should therefore fully assess the safety of all road users, rather than considering vehicle capacity alone.

There are already houses accessed from this lane. The development would therefore not be introducing traffic onto an otherwise unused rural road; it would be adding a significant volume of traffic to a road that already serves existing residents.

The impact on those residents should be properly considered, including increased congestion, noise, vehicle conflict and difficulty safely accessing their own properties.

A particularly important consideration is the relationship between this lane and White Post Lane.

When road closures are in operation on White Post Lane, this narrow country lane can become the only available means of accessing certain parts of White Post Lane. This demonstrates that the road already has an important function as an alternative route when the normal road network is disrupted.

The potential development of 67 houses would place considerably greater pressure on this alternative route. During road closures, emergency situations, maintenance works or other disruptions, traffic could be funnelled through an already unsuitable and constrained single-track road.

This issue must be properly considered within the highway assessment for the application. It should not simply be assessed on the basis of normal day-to-day traffic conditions.

Kind regards