

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 18/09/2026 6:34 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

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Culverstone Gravesend Kent

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	The basis of my objection is founded on the below issues:

1. LACK OF COMPLETE AND ADEQUATE SUPPORTING INFORMATION (studies, assessments, evaluation, etc.). An outline major planning application of this sort must be accompanied by full adequate evidential documentation. The applicant admits not all the required studies have been completed; some that have been attempted are incomplete. Examples: Green Belt; Viability; Community Involvement; Design & Access; Transport/Travel/Highways Access; Health & Safety; Flood/Drainage; Landscape/Visual; Utilities/Infrastructure; Energy/Sustainability; Noise; Air Quality.

Given this proposal is not in accordance with GBC's Development Plan, full and adequate evidence is required before any consideration be undertaken. In the absence of this evidence, the application cannot be accepted for consideration. Further work is required and the application re-submitted.

Notwithstanding Point 1:

2. THIS APPLICATION FAILS DUE TO THE SIGNIFICANT ADVERSE IMPACT ON THE SAFETY OF THE HIGHWAY AND NEWLANDS LANE. The A227 is an extremely busy road and getting more dangerous. It must be treated as a strategic transport corridor given its positioning connecting the M26/M20 and A2/M2. This is even more important given the numerous development proposals

along the A227, all impacting this one road. The Council's Development Plan aims to identify viable areas for housing development, taking into account local and national planning policy. Considering ad hoc, speculative applications in isolation prevents a holistic view to be taken along the A227. This collective picture would provide a very clear view where development should and shouldn't be pursued in the best interests of the public and the environment. Individual applications risks less-worthy schemes being approved and stronger schemes that may come later being rejected as the stress on local infrastructure untenable (which it is now). Applications that do not comply with the Development Plan should not be considered given stronger and more viable sites have already been earmarked for housing development. The interest of the public and the environment must come before developer profits.

3. IT IS COMPLETELY UNTENABLE TO ADD MORE TRAFFIC ON SUCH A SMALL COUNTRY ONE TRACK LANE WHICH RISKS THE HEALTH AND SAFETY OF THE LOCAL POPULATION. This is a narrow one-track lane with two-way traffic which is already an overly busy thoroughfare. Too many people already use Newlands Lane to cut through from Culverstone and Vigo to the A227 and vice-versa. It's bendy, with blind spots, directly abutting residents' properties. My own property lies on the lane boundary around a bend, and my car's wing mirror has recently been hit off by passing traffic. The lane is also used by pedestrians and animals who are already taking their lives into their hands as there is no pavement or public path in place (my cat was killed outside our house by a vehicle).

Approaching the A227 junction is difficult when facing vehicles entering from the A227. There is only a small area at the junction to accommodate two vehicles, and once on the same track passing one another is extremely difficult. Recently an oncoming car failed to slow properly when passing my car, it scraped back end of mine and sped off.

One of the bypass areas is the stable entrance to Woodlands Farm which is the proposed entry/exit point to this proposed development. If this route were approved, this would remove a third of the current passing areas making it even more untenable.

Getting onto the A227 is impossible. I have sat in the car for 15 minutes, especially when turning right towards Gravesend. This causes traffic on the road to break as the Newlands Lane is around a corner so the fast moving traffic has no visibility.

The lane and the junction just cannot accommodate any more traffic. The scale of additional vehicles is between 134 and 168, generating c.600 additional vehicle movements/day. Newlands Lane cannot accommodate such a significant impact, and the lack of a full Transport Impact Assessment puts a big question mark on this issue. The applicant needs to evaluate accessing the A227 from the site itself, avoiding Newlands Lane completely.

3. DEVELOPMENT OF THIS SITE WILL CAUSE MORE FLOODING ON THE LANE WHICH ALSO NEGATIVELY IMPACTS NEIGHBOURING LANES AND PROPERTIES. See Southern Water's response. There is already a high level of flooding in the lane which would be greatly exacerbated by developing in this area. The infrastructure to support this site is just not present and the necessary improvements won't be put in place.

4. THIS DEVELOPMENT WILL CAUSE FOUL WATER/SEWAGE ON THE LANE. See Southern Water's response. Allowing development in the full knowledge of the impact of the public health would be in breach of the Council and Government's accountabilities and responsibilities in this regard. The infrastructure to support this site is just not present and the necessary improvements won't be put in place.

Kind regards