

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 07/09/2026 11:56 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] Newlands Lane Gravesend

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Application 20260815 - Woodlands Farm, Wrotham Road, Culverstone

I object to this application.

I am a resident of Newlands Lane and have lived here for 22 years.

Newlands Lane is a narrow single track road without footpaths and limited line of sight for drivers, vehicles more often than not drive too fast for the road conditions.

Adding a junction to access the proposed development will cause significant disruption to existing residents and local users, the angle of the access between Newlands Lane and the development will have no line of sight. I drive a van and it would be impossible for me to be able to see traffic approaching from the left when negotiating this junction.

The A227 is a very busy road at peak times with traffic far exceeding the speed limit, when there is congestion on the M25, M20 or A2 traffic builds exponentially I regularly have to wait up to 3 minutes for a break in traffic to access the A227 from Newlands Lane. Due to the scale of the proposed development increased vehicle movements at peak times would increase 4 fold and therefore would cause congestion for vehicles waiting to exit Newlands Lane and vehicles wanting to enter Newlands Lane as the lane is single track with no viable passing places. Myself and my daughter have both had accidents while waiting at the A227 junction caused by vehicles cutting the corner at excessive speed.

I also have concerns about road closures during construction the road will have to be closed for long periods of time, how will access for existing residents be

maintained as there is no safe viable diversion route. The junction of Newlands Lane and Whitepost lane is sharp right hand fork with no right hand turn from Whitepost Lane, diversions on the unadopted a largely unmade roads of Culverstone valley area are not a safe alternative.

The cumulative effect of extra traffic from the development added to the other proposed developments along the A227 and the lower Thames crossing also the proposed lorry park on the A20 at Wrotham all need taking into account.

I walk along Newlands lane every day and enjoy the local wildlife the proposed site is home to bats, badgers, foxes and many others I have even seen a weasel crossing the road from the recreation ground, buzzards regularly patrol the site and owls can be heard most nights. Is it acceptable that these creatures will be lost forever.

The local infrastructure is not suitable for the scale of development proposed the footpaths are surfaced with rough gravel that will not allow access for wheelchair users of people with mobility issues. The proposed path across Culverstone recreation ground is not an alternative, we already have issues with e-bikes and off-road quads and motorbikes on the recreation ground and I feel a metalled path would become a race track. There are no streetlights or crossings and Newlands lane floods after periods of heavy or prolonged rain.

I feel the development is not in keeping with the Culverstone area destroys the green belt and puts undue pressure on a already over used local infrastructure, I would like the decision to be made by planning committee rather than officers under delegated powers.

Kind regards

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