

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 27/08/2026 10:53 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] Whitepost Lane, Culverstone Green Meopham

Comments Details

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

Reasons for comment:

Comments:	We live due east of the proposed development site, on the junction of Newlands Lane, Whitepost Lane and Meadow Lane. We have three objections to the proposed development, which we have listed in order of importance. (1) Because Newlands Lane and the land east of the proposed development site slopes downhill, West to East, rainwater drains off the land bordering Newlands Lane and runs freely down Newlands Lane. This water then pools at the junction of Whitepost Lane and Meadow Lane. Despite remedial drainage work in 2021, the highway drainage cannot cope with the existing volume of water run off. In cases where there has been substantial rainfall, this pooling has caused flooding to our and neighbouring gardens, and in one case, our house itself. The excess water then courses down Meadow Lane, further damaging the road surface and private property. In our view, the proposed development will reduce the ability of this current and adjacent pastures to absorb rainfall, and the additional run-off from the proposed development will increase the water flow draining down Newlands Lane adjacent to our property. The developer would need to include making substantial improvements to the road drainage on the apex of Meadow Lane and Whitepost Lane, and the sump/drains of Meadow Lane, to prevent the growing risk from run-off flooding on an already overwhelmed drainage system. If that does not happen, the developer and the Council would leave themselves open to damages claims.
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Additionally, Newlands Lane itself also floods after heavy rain - adjacent to Woodland Farm - and this development would only increase this run-off.

(2) Newlands Lane is a single-track road with narrow passing places, and an extremely difficult acute right-hand turn at its junction with Whitepost Lane. The proposed development would bring a large increase in volume of traffic to the top end of Newlands Lane on to the A227, and would force residents at the Eastern end of Newlands Lane to queue to leave their properties - or to drive down onto Whitepost Lane (itself restricted to being one-way at one end to limit through traffic).

We strongly believe that this proposed development will have a negative effect on traffic volume and management in the wider area, and specifically negative effects on residents living on or using Newlands Lane and Whitepost Lane.

(3) The proposed development site lies within the Kent Downs National Landscape (AONB). A development of 67 dwellings, together with its roads, parking, lighting and associated infrastructure, represents a substantial urbanisation of this nationally protected landscape, yet without any apparent commitment to development of road, drainage, or other infrastructure.

Kind regards