

## 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 1:06 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                                                                                                                                                                                                                  |

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### Customer Details

|          |                                    |
|----------|------------------------------------|
| Name:    | [REDACTED]                         |
| Email:   | [REDACTED]                         |
| Address: | [REDACTED] Meopham Green Gravesend |

### Comments Details

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

Reasons for comment:

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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| Comments: | <p>The applicant's submission is materially incomplete when assessed against the evidence-led approach required by the planning framework. The missing information goes to fundamental matters of principle, including landscape character, agricultural land quality, contamination, environmental effects, biodiversity, access, public rights of way, open space and mineral safeguarding. In the absence of this evidence, the local planning authority cannot lawfully or robustly conclude that the proposal accords with the development plan, national planning policy, or the relevant validation and decision-making requirements.</p> <ul style="list-style-type: none"><li>- Ground conditions, contamination and drainage: no Phase 1 land contamination assessment, ground investigation, infiltration testing or groundwater monitoring has been completed, preventing a proper assessment of land stability, pollution risk, drainage feasibility and groundwater impacts.</li><li>- Ecology and biodiversity net gain: no coordinated Ecological Impact Assessment has been provided, and the proposed off-site biodiversity units have not been legally secured, so the authority cannot be satisfied that ecological effects and statutory biodiversity net gain requirements have been properly addressed.</li><li>- Highways, access and public rights of way: no Stage 1 Road Safety Audit has been submitted, the applicable parking standard has not been confirmed, and the legal alignment of public footpath NS273 remains unresolved, leaving material uncertainty over highway safety, accessibility and public-rights-of-way impacts.</li><li>- Landscape and visual impact: no Landscape and Visual Impact Assessment</li></ul> |
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has been submitted, leaving the authority without an adequate basis to assess effects on landscape character, visual amenity, settlement setting and the character of the surrounding area.

- Agricultural land: no Agricultural Land Classification survey has been provided, so the presence or loss of best and most versatile agricultural land has not been established or weighed in the planning balance.

- Noise, air quality and water quality: no technical assessments have been submitted to demonstrate that unacceptable impacts on residential amenity, public health, air quality, water quality or nearby sensitive receptors can be avoided or mitigated.

- Open space, play provision and minerals: no open space and play provision schedule has been supplied, and mineral safeguarding screening remains outstanding, meaning the proposal has not demonstrated compliance with relevant infrastructure, community-space or safeguarding policy requirements. Although an outline application may reserve matters of detailed design, it must still be supported by sufficient information to enable the local planning authority to determine whether the principle of development is acceptable. The present submission does not meet that threshold. The Council should therefore require the outstanding assessments to be submitted, place them on the public planning register, allow statutory consultees and residents a fair opportunity to comment, and defer determination until the material planning impacts have been properly assessed.

For the above reasons, I strongly object to this application and feel that this should go to Planning Committee for a decision rather than being decided by the authority's planning officers.

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Kind regards