

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 24/08/2026 4:22 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:	Newlands Lane Meopham GRAVESEND

Comments Details

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

Reasons for comment:

Comments:	As residents of Newlands Lane, we strenuously object to the above planning application on the grounds that the proposal would result in unacceptable highway, traffic, safety, environmental and infrastructure issues. The scale of the proposed development appears wholly inappropriate for the character and capacity of the narrow, single lane and the surrounding area. Newlands Lane is a peaceful, characterful country lane with inadequate passing places insufficient to accommodate increased vehicular usage. It is already regularly used as a cut-through when issues occur on the A227 and Whitepost Lane. It is not capable of safely accommodating a substantial increase of another 100+ cars on a daily basis. The lane is used extensively by pedestrians, cyclists, dog walkers, horses and riders, and is particularly important to local schoolchildren who use it to walk to and from nearby bus stops. Traffic on the A227 is frequently congested, and regular roadworks further exacerbate delays and queuing. Additional traffic generated by the development would inevitably add to congestion at this junction and increase the risk of conflict and hazard between vehicles entering and leaving the lane and traffic using the A227. Visibility and sightlines are also a major concern. Given the existing traffic conditions, restricted nature of the lane and the additional movements proposed, there is a foreseeable likelihood of increased near misses and accidents, compromising the safety of children, other pedestrians, cyclists, horses and riders.
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Furthermore, there is access to Culverstone Green recreation ground at the top end of the lane, therefore further increased vehicular usage will be a significant risk to users of the park and nearby footpaths when entering Newlands Lane.

The proposal would fundamentally alter the established rural character of the area. The narrow lane is characteristic of the locality and is not designed to function as a high-volume access route. Increasing traffic to potentially 100+ vehicles would materially change its character and would be disproportionate to its existing capacity.

Notwithstanding these vehicular issues and potential dangers, the site is within or adjacent to Green Belt land and close to an AONB. There is substantial concern regarding the potential impact on local wildlife and biodiversity. The surrounding area supports a range of wildlife such as bats, badgers, owls, bird, foxes and field mice which are regularly observed. The encroachment of intensified development into open countryside would erode the openness of the Green Belt and undermine established national planning policies intended to preserve its character and purpose. Visually, the development would be highly intrusive, transforming a peaceful and characterful rural plot into an overly dense built estate that is out of keeping with its surroundings.

The development, associated lighting, increased traffic, noise, construction activity and loss or disturbance of habitat could adversely affect these species and the wider ecological value of the area, not to mention the existing residents.

The existing local infrastructure already operates under considerable pressure. There are serious concerns regarding low water pressure, regular flooding at the upper end of Newlands Lane, and the capacity of local utility infrastructure with regular power cuts experienced. Additionally, there are overhead power cables and mains gas supplies in lane. Adding a substantial number of new dwellings and associated residents would place an unacceptable burden on water supply, drainage, electricity and other utilities. In addition, local services and facilities are already heavily oversubscribed. Additional residents would place further unacceptable pressure on local schools, GP surgeries, public transport, telecommunications and other community services, which are already over-capacity.

For the reasons set out above, the proposed development would result in an unacceptable intensification of traffic on an unsuitable narrow lane, increased congestion at the A227 junction, and a likely deterioration in highway safety with unacceptable risks to schoolchildren, pedestrians, cyclists, horses and riders. These concerns are compounded by existing drainage and infrastructure problems, a Green Belt location, and the potential adverse effects on local biodiversity and wildlife.

We therefore respectfully request that the planning authority refuse the application.

Kind regards