

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 20/08/2026 6:06 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

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Whitepost Lane Meopham

Comments Details

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

Reasons for comment:

Comments:

I wish to formally object to planning application TJO234HPGCS00 for the proposed development of 67 dwellings at Woodlands Farm, Wrotham Road, Meopham.

I consider that the proposal would cause unacceptable harm to the Green Belt, character of the area, highways, infrastructure, landscape and biodiversity. I therefore ask the Council to refuse the application.

1. Scale and Green Belt impact

A development of 67 dwellings, together with estate roads, parking, drainage, landscaping and associated infrastructure, would represent a substantial new residential estate rather than minor infill. It would materially urbanise land that currently contributes to the open and rural/semi-rural character of the area.

If grey-belt provisions are relied upon, the Council should require evidence that the site qualifies and that all applicable NPPF tests are satisfied, including that development would not fundamentally undermine the remaining Green Belt and that the location is sustainable.

Housing need does not automatically make this particular site suitable for development.

2. Sustainability and highway safety

A development of 67 homes is likely to generate a substantial increase in daily vehicle movements. I am concerned that the location is not sufficiently well connected to local services and facilities to support this scale of development without significant reliance on private cars.

The Council should require evidence of safe and convenient access to schools, shops, healthcare, employment and public transport by sustainable modes.

The highway assessment should consider traffic generation, peak-hour movements, junction capacity, visibility, pedestrian/cyclist safety, emergency access, parking and construction traffic, including cumulative impacts from other development in Meopham and Culverstone.

3. Infrastructure

Sixty-seven additional households will create significant demand on local infrastructure. The applicant should demonstrate sufficient capacity for schools, healthcare, water, sewerage, drainage, roads, emergency services and community facilities.

Any necessary infrastructure improvements should be identified and secured before permission is granted.

4. Landscape, trees and biodiversity

The plans indicate removal of existing vegetation and trees. Established trees provide landscape, ecological and amenity value that cannot immediately be replicated by new planting.

The Council should retain significant existing trees wherever possible and scrutinise any proposed removal.

The ecological assessment and Biodiversity Net Gain calculation should be carefully examined, including impacts on protected species, hedgerows, mature trees, grassland and water features. New landscaping should not automatically replace established habitat.

5. Drainage and flood risk

The addition of 67 homes, roads, driveways and other hard surfaces will alter surface-water runoff. The Council should be satisfied that the proposed drainage system has sufficient capacity and will not increase flood risk to existing properties or neighbouring land, including during extreme rainfall.

6. Design and character

The scale, density and layout would materially change the site's character. The Council should consider buildings, roads, parking, lighting, fencing and other urbanising features, including views from surrounding roads and properties.

The development should respond appropriately to its rural/semi-rural setting rather than impose a suburban estate layout.

7. Green Belt requirements and affordable housing

If the applicant relies upon grey-belt/Green Belt provisions, the Council should establish that the proposal satisfies all applicable requirements for major residential development, including affordable housing, necessary infrastructure improvements and genuinely accessible green space.

The proposed play area and landscaping should not automatically be assumed to satisfy these requirements.

8. Cumulative impact

Approval of 67 dwellings would increase pressure for further development and could contribute to the gradual erosion of the rural character and openness of Meopham/Culverstone.

The Council should consider this proposal alongside other existing and proposed developments, not in isolation.

Conclusion

The proposal would cause unacceptable harm through its scale, Green Belt and rural-character impact, increased traffic, infrastructure demand, loss of vegetation, biodiversity impacts and drainage/flood-risk implications.

I ask the Council to refuse application TJO234HPGCS00.

Kind regards