

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 26/08/2026 4:21 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] Sevenoaks, Kent

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:

I am writing as a local resident to formally register my strong objection to the outline planning application for 67 dwellings at Woodlands Farm. I request that the Planning Committee refuse this application based on the following material planning considerations:

- 1. Inappropriate Development in the Green Belt / Rural Area**

Culverstone is a rural settlement, and the application site forms part of the open countryside/Green Belt. A development of 67 houses represents a massive and disproportionate sprawl, that that will destroy and not preserve the openness of the area. The applicant has not demonstrated the "Very Special Circumstances" required by the National Planning Policy Framework (NPPF) to justify destroying this rural buffer.
- 2. Severe Traffic Impact and Highway Safety (Newlands Lane)**

The proposal outlines primary vehicular access via Newlands Lane. This is a narrow, rural lane entirely unsuitable for the intense volume of traffic generated by 67 multi-car households. The increased vehicle movements will create hazardous bottlenecks, conflict with pedestrians/equestrians who regularly use the lane, and exacerbate existing congestion at the junction with Wrotham Road (A227).
I use the A227 daily for commuting to my job in Gravesham Community Hospital,

and in the last three years my journey time has greatly increased due to traffic congestion, and the pinch-points on this extremely narrow A road through two villages.

3. Unsustainable Strain on Local Infrastructure

The local infrastructure in Culverstone and Meopham is already operating at maximum capacity. The addition of dozens of new families will place an unsustainable burden on oversubscribed local primary and secondary schools, worsen wait times at nearby GP surgeries, and strain local utility networks. I cannot stress enough that this area of Kent is under drought measures again, and the ability of the water company to provide adequate drinking water and drainage/sewage processing, is severely compromised.

4. Harm to Local Character and Rural Identity

The high-density, urban layout proposed is completely out of character with the low-density, semi-rural, and equestrian nature of Culverstone. Approving this development would set a dangerous precedent, leading to the gradual urbanization of our village landscape.

5. Ecological and Environmental Impact

Woodlands Farm and its surrounding hedgerows provide a habitat for local wildlife, including protected bird species, bats, and small mammals. The introduction of 67 homes, street lighting, and domestic noise will severely disrupt local biodiversity, contrary to local policies regarding environmental net gain.

For these reasons, I urge Gravesham Borough Council to reject this unsustainable and harmful proposal. Please keep me informed of any updates, committee dates, or decisions regarding this

Kind regards