

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 8:45 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

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Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Newlands Lane Culverstone Gravesend Kent

Comments Details

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

Reasons for comment:

Comments:	I am writing as a local resident to strongly object to the proposed development of 67 houses at Woodlands Farm, Wrotham Road, Culverstone, Gravesend, Kent DA13 0RQ. I consider the proposal unnecessary, inappropriate and unsustainable. It would extend development beyond the established built-up area into attractive open countryside and would cause significant harm to the rural character, landscape and visual qualities of Culverstone. The scale, layout and design are inappropriate to this rural setting. Culverstone is characterised by relatively low-density development and surrounding countryside. A development of 67 houses would introduce an urbanised and incongruous form of development, including around the setting of Culverstone Green. The cumulative impact of development on the local landscape and infrastructure must also be considered. The Vigo Housing Needs Survey (August 2024) identified an approach to meeting local housing needs and highlighted, for rural local-needs housing, the importance of partnership between the Parish Council and a preferred housing provider. I attended the Parish Council meeting on 2 September, where the Parish Council unanimously opposed unsympathetic and inappropriate development of this nature. The application does not adequately demonstrate that it responds to the locally identified housing needs or follows the approach identified in the Housing Needs Survey. Culverstone has limited local facilities. Many services are located in Meopham and elsewhere and are accessed via narrow roads, incomplete footways and
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limited lighting. Public transport is relatively infrequent. The location would therefore be highly dependent on private cars and is particularly problematic for older people and those with mobility difficulties. This raises serious concerns about whether a development of this scale represents a genuinely sustainable pattern of development.

There are significant drainage and flood-risk concerns. Rainwater currently runs off and accumulates around the junction of Whitepost Lane and Newlands Lane. The additional roads, driveways, parking and hardstanding associated with 67 houses could increase surface-water runoff and place further pressure on existing drainage. The application should demonstrate that development would not increase flood risk on or off site. Appropriate assessment of trees, biodiversity, habitats and ecology is also required.

There are serious highway and road-safety concerns. Newlands Lane is a very narrow and winding rural lane, in places effectively only wide enough for one vehicle. Vehicles frequently use residents' driveways to pass one another, and there is no footway on either side. An additional 67 homes would generate substantial traffic and place further pressure on Newlands Lane and the A227, which already experience congestion at peak times.

The surrounding roads are also used by agricultural machinery, including large tractors, as well as horse riders, pedestrians and cyclists. Adding significant residential traffic could increase conflicts with vulnerable road users and further reduce highway safety and rural amenity. The potential cumulative effect of future strategic infrastructure, including the Lower Thames Crossing, should also be considered. The proposal should be assessed against the NPPF and National Design Guide, particularly the requirements for safe, attractive, well-designed and locally appropriate development.

I also have a particular concern regarding emergency access. I work as a Consultant Paediatric Anaesthetist at Medway Maritime Hospital and, as part of my on-call responsibilities, am required to attend emergency calls within 30 minutes. Before moving to my current home, I undertook journeys at different times to ensure I could meet this requirement. I am concerned that additional traffic generated by 67 homes could increase congestion and journey times on Newlands Lane and the surrounding road network, potentially affecting my ability to respond to emergencies within the required period. While my individual circumstances are not themselves a determining planning consideration, they illustrate the wider issue of the limited capacity and resilience of the local road network and the potential consequences for emergency journeys more generally. There is also significant history associated with the existing property and site. Any historic structures, features or heritage significance should be properly researched and assessed before demolition or removal.

For all these reasons, I strongly object to the application. The proposal would extend development into open countryside, harm the rural character and landscape of Culverstone, fail to demonstrate an adequate response to local housing needs, increase reliance on private cars, add significant traffic to narrow and unsuitable rural roads, increase highway-safety risks, place additional pressure on drainage and infrastructure. For all the above reasons I strongly object.

Kind regards