

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 02/09/2026 9:18 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] Newlands lane Meopham Meopham

Comments Details

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

Reasons for comment:

Comments: FORMAL OBJECTION TO PLANNING APPLICATION

RE: Objection to Proposed Development of 67 houses.

Dear Planning Officer and Members of the Development Control Committee,

I am writing to formally register my strong OBJECTION to the proposed development of 67 homes at the above location. This proposal is entirely unsustainable, poses significant public safety risks, and will place an unacceptable burden on severely failing local infrastructure.

Below are the primary grounds for refusal:

1. Highway Safety & Inadequate Road Network

Narrow Country Lane: The access point and immediate road network consist of a narrow country lane that is physically incapable of safely absorbing two-way traffic generated by 67 additional households (estimated at 100+ vehicles making multiple daily trips).

Severe Danger to Vulnerable Road Users: The lane lacks continuous footpaths, street lighting, and passing places. Forcing dozens of additional commuter vehicles, delivery vans, and heavy construction traffic onto a narrow rural lane severely compromises the safety of pedestrians, cyclists, and existing drivers.

Unadopted Roads & Lack of Accountability: The site is surrounded by unadopted roads. Unadopted infrastructure lacks public maintenance and enforced design standards. Adding substantial development traffic to unadopted roads creates severe liability issues, rapid surface degradation, and unresolved safety hazards where no authority takes responsibility.

2. Severe Surface Water Flooding & Lack of Drainage Infrastructure

Existing Flood Risk: The local area suffers from persistent, heavy local flooding during standard rainfall events. The existing natural drainage network is already overloaded.

Aggravation of Flood Risk: Concreting over greenfield space will dramatically increase surface water runoff.

Absence of Accountability: At present, no clear agency or landowner assumes responsibility for local flood remediation when incidents occur. Adding 67 homes will exponentially increase flood events while leaving existing and new residents stranded with zero accountability or recourse from local utility providers or maintenance authorities.

3. Faltering Local Utilities (Water Pressure & Power Grid)

Water Pressure Drops: The local water network already experiences frequent pressure drops, indicating the existing mains are operating at maximum capacity. Adding 67 additional connections will further degrade basic water supply services to surrounding residents.

Frequent Power Cuts: The local electrical grid is visibly fragile, with existing homes subject to recurring power outages. Adding heavy demand from 67 new houses (including high-load appliances and modern EV chargers) risks chronic grid instability.

4. Severe Overload on Local Services & Retail Infrastructure

Saturated Health Services: Local general practitioners (GPs) and healthcare facilities are entirely full, with appointment wait times already at critical levels. The addition of approximately 150-200 new residents will exacerbate an already unsustainable demand on healthcare services.

Retail Overcapacity & Traffic Gridlock: Local village shops and parking areas are unable to manage existing demand, regularly experiencing car park overspill and localized traffic congestion. The area lacks the capacity for additional retail footfall and vehicle parking.

5. Lack of Public Transport & Complete Car Dependency

Unreliable Bus Services: Public transit links are practically non-existent or notoriously unreliable, offering no realistic alternative for daily commuting, school runs, or essential trips.

Violation of Sustainable Transport Principles: Due to the absence of reliable public transport and safe pedestrian infrastructure, future occupants will be 100% car-dependent, directly contradicting local and national policies on sustainable development and carbon reduction.

Conclusion

This proposal represents overdevelopment in an unsustainable rural location. It introduces critical highway safety risks, compounds unresolved flooding hazards, overburdens failing utilities, and strains overstretched local amenities.

I strongly urge the Planning Committee to protect the safety and well-being of existing residents and **REFUSE** this planning application.

Kind regards