

Comments summary

Dear Sir/Madam,

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

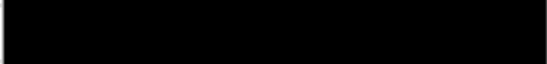
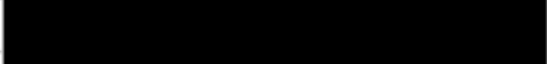
Comments were submitted at 02/09/2026 9:46 PM from 

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:	
Email:	
Address:	

Comments Details

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

Reasons for comment:

Comments: I believe the scale and location of this development are inappropriate and would place unacceptable pressure on existing roads, utilities, drainage and local services.

The proposed development would introduce a substantial increase in residents and vehicle movements onto a small, narrow country lane with no adequate footpath and no street lighting. The existing road is not suitable for the additional traffic that 67 homes would generate.

Highway and pedestrian safety

The access road is narrow and already presents difficulties for vehicles passing safely. An increase in traffic would create additional congestion and increase the risk to drivers, pedestrians, cyclists and other vulnerable road users.

There is no safe, continuous pedestrian route. Residents, including children and elderly people, would have to share the narrow road with vehicles. The lack of street lighting makes this particularly concerning during hours of darkness and poor weather.

The Council should fully assess road width, visibility, passing places, junction safety, parking, pedestrian safety, emergency access and the additional traffic generated by 67 dwellings.

Existing infrastructure problems

The area already experiences power cuts and drops in water pressure. These problems demonstrate that existing infrastructure is already under pressure.

Adding 67 households will substantially increase demand for electricity and water. The capacity and resilience of the existing networks should therefore be independently assessed before any permission is granted. Existing residents should not experience worsening utility problems because of this development.

Flooding and drainage

The area also experiences flooding, which is a serious concern.

A development of 67 houses would introduce significant additional hard surfaces, including roofs, roads, driveways and parking areas. This could increase surface-water runoff and worsen existing flooding.

A robust drainage and surface-water management strategy must therefore be provided and independently assessed. This assessment must take account of actual flooding already experienced in the area, rather than assuming that existing drainage infrastructure has sufficient capacity.

The development must not increase flood risk, overload existing drainage systems or divert additional water towards neighbouring properties or roads.

Lack of public transport and local services

There are no adequate public transport links and no convenient nearby shops or essential services.

Future residents would therefore be heavily dependent on private cars for employment, shopping, education, healthcare and other everyday needs. This would inevitably increase traffic on the already inadequate country lane.

A development of this scale should not be considered genuinely sustainable where there is no safe pedestrian infrastructure, inadequate public transport and limited access to essential services.

Cumulative impact

These issues must be considered together. The area already has:

A narrow country lane;

No adequate footpath;

No street lighting;

Existing power cuts;

Existing water-pressure problems;

Existing flooding;

Poor public transport;

No convenient local shops or essential services.

Adding 67 houses would place significant additional pressure on infrastructure that is already experiencing problems.

This is not simply an objection to development or inconvenience. It is an objection based on the capacity, safety and suitability of the location to accommodate development of this scale.

Emergency access

The Council must also be satisfied that fire engines, ambulances and other emergency services can safely and reliably access both the proposed development and existing properties at all times. The narrow road, increased traffic and additional parking could create serious difficulties for emergency access.

Conclusion

I strongly request that planning permission be refused.

The proposed development is disproportionate to the location and would place unacceptable additional pressure on an already constrained road and infrastructure network. The combination of the narrow, unlit country lane, lack of pedestrian facilities, existing power and water problems, flooding, poor public transport and lack of nearby services makes this an unsuitable location for 67 new homes.

If the Council is nevertheless minded to approve the application, I request that no decision is made until the highway, pedestrian safety, emergency access, electricity, water supply, drainage and flood-risk implications have been thoroughly assessed, taking into account the problems already experienced by existing residents.

Please treat this letter as a formal objection and ensure that all of these concerns are fully considered when determining the application.

Kind regards