

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 3:45 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 Gravesend

Comments Details

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

Reasons for comment:

Comments:	I formally object to the proposed development of 67 dwellings at this site. While I appreciate the need for housing, I believe this particular proposal is fundamentally unsuitable for this rural location and would place an unacceptable burden on existing infrastructure, highways and local services. 1. Inadequate and unsuitable access The proposed main access would be via a narrow, single-track rural country lane which is approximately 6 feet wide in places and has restricted access. The lane already carries considerably more traffic, as it is routinely used as a cut-through to two existing housing developments. The proposal appears to be building a new road to access the properties and for it to reroute Newlands lane as a secondary access lane from this. How will existing residents access their properties during the building of this development? The access adjoining whitepost lane is an extreme hairpin and not a safe manoeuvre. It involves backing round into Meadow Lane and rejoining whitepost lane which is one way at Vigo end, so no access. The lane is subject to a 30 mph speed limit, but its restricted width, rural character, overgrown hedging and existing traffic levels make it entirely unsuitable for the substantial increase in traffic that this development. 67 dwellings could reasonably result in well over 100 additional vehicles. An estimated 130 additional cars using this lane would place an enormous strain on a road that is already heavily used. The additional traffic would be likely to cause serious congestion and potentially gridlock at the junction with the A227. This is not simply an issue of inconvenience: emergency access, pedestrian safety and the ability of existing residents to enter and leave
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the area could all be adversely affected. The Highway Authority should therefore undertake a thorough and realistic assessment of the cumulative traffic impact.

2. Flooding and surface-water drainage

There are also serious concerns regarding surface-water drainage.

The end of the lane near the A227 is already prone to flooding during periods of heavy rainfall. Water runs off the surrounding fields and accumulates at the lower end of the lane. The existing drainage infrastructure consists of soakaways and is already under pressure. Adding 67 dwellings, together with roads, driveways, roofs and other impermeable surfaces, will inevitably increase the volume and speed of surface-water run-off unless exceptionally effective drainage measures are provided and maintained.

Given the existing flooding problems, I believe this proposal requires a robust, independently scrutinised drainage and flood-risk assessment. It should demonstrate, rather than merely assert, that the development will not increase flood risk to the lane, neighbouring properties or downstream areas.

3. Inadequate telecommunications infrastructure

The existing internet infrastructure in this rural area is also inadequate. Residents currently rely on a very slow broadband connection delivered through old copper wiring.

The addition of 67 new homes would place further demand on an already inadequate telecommunications network. It is not reasonable to assume that the existing infrastructure can simply accommodate such a substantial increase in properties without significant deterioration in service.

Any approval should therefore require the developer to demonstrate that adequate, modern telecommunications infrastructure will be installed as part of the development, rather than relying on the existing ageing copper network.

4. Pressure on schools and healthcare

Local services are already under considerable pressure. Schools in the surrounding area are currently oversubscribed, and the only local doctor's surgery is also oversubscribed. The addition of 67 households would inevitably generate additional demand for school places, GP appointments and other essential public services. The planning authority should therefore establish whether sufficient capacity actually exists within local schools and primary healthcare provision to accommodate the population generated by this development and numerous others in the pipeline.

5. Limited local facilities

The village has very limited local facilities. There is only one local shop and a small village pharmacy. These services are important to the existing community but have limited capacity. The proposed development would introduce a substantial additional population without providing the range of facilities or infrastructure that would normally be expected to support a development of this size.

6. Cumulative impact

The proposal should not be considered in isolation.

The existing two housing developments already contribute significantly to traffic using the lane. The proposed 67 dwellings would add another substantial development onto infrastructure that is already under pressure.

In particular, I ask that the application is assessed against:

- the safety and capacity of the proposed access and the existing country lane;
- the cumulative traffic generated by the two existing developments and the proposed 67 dwellings;
- the impact on the junction with the A227;
- existing and future flood risk and surface-water drainage;
- the capacity of local schools and healthcare services;
- the adequacy of telecommunications infrastructure;

the limited capacity of existing village facilities; and
the cumulative impact of the development on this rural community.

Kind regards