

# Comments summary

Dear Sir/Madam,

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

Comments were submitted at 24/09/2025 12:42 PM from [REDACTED]

## Application Summary

Address:	Blackthorn Farm Wrotham Road Meopham Gravesend Kent
Proposal:	Outline planning application for up to 100No. residential dwellings (including affordable housing), with all matter reserved except for access and creation of a new access from A227/South Street.
Case Officer:	Ms Amanda Cue

[Click for further information](#)

## Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Gravesend Kent

## Comments Details

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

Reasons for comment:

Comments:	I have grave concerns that a housing development in this location will have negative impacts on both residents and the natural environment.  The council has already tolerated the clearing of ancient woodland from many local sites (often prior to planning permission being granted) without sanctions, and wildlife is already severely depleted in the UK. Culverstone provides a green oasis and wildlife corridors which will be eroded if housing estates are placed along the A227 as planned. The Forestry Commission states that a major development must deliver a "10% net gain" in biodiversity, but I see no details of how this will be implemented in this planning application.  As stated by the Environment Agency, the proposed estate is over an aquifer and is a groundwater source protection zone. There is a high risk of pollution to potable water in this area if their Conditions are not met. The Risk Assessment document identifies three "Moderate" risks of contamination, the others all being classified as "Moderate/Low", so none of the contamination risks are deemed to be "Low".
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I am also very concerned about flooding in the Culverstone valley roads, as rainfall levels are increasing yearly due to climate change. Most of the valley roads (including Valley Lane, my road) are not tarmac, do not have drainage systems, and are seriously eroded by any rainfall. The council do not maintain these Public Byways, and many residents do not contribute towards road maintenance in any way. The volume of traffic in Culverstone country lanes is huge and road erosion is a serious and costly issue in this area, and repairs fall on a small conscientious few residents who put time effort and money in. We have had serious flooding in the past not helped by inadequate or blocked drains on higher land, and any source of increased groundwater represents a real threat to many homes in this area. The proposed housing development is at a higher elevation, directly above the valley lanes, and removal of the existing soil and vegetation to be replaced by housing and tarmac will have a huge impact on drainage needs. Any over spill from the proposed water collection systems will

flow into our lanes. Water collection systems must be designed with a contingency for increased rainfall predicted by climate change models.

The lack of public transport in this area is a problem that will be exacerbated by new housing developments, as most residents here are forced to go everywhere by car to access local services shops and rail stations. Every route in or out of Culverstone valley involves single track lanes with poor visibility and few, poorly maintained, passing places. Again, an increase in population will add huge stress and time to most essential journeys and cause further deterioration to the road surfaces.

GP services are already overstretched, and I see that a large sum of money will be needed by Meopham Medical Centre to add capacity to its primary and community services.

These are my primary reasons for objecting to this development in this location. I know there is an urgent need for more housing, particularly for cheap affordable homes for young people. But I genuinely think this is the wrong location for this housing estate.

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Kind regards