

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 10/04/2025 2:26 AM from [REDACTED]

Application Summary

Address:	Blackthorn Farm Wrotham Road Meopham Gravesend Kent
Proposal:	Request for a screening opinion in accordance with The Town and Country Planning Act (Environmental Impact Assessment) Regulations 2017 in respect of the residential development proposal at Blackthorne Farm, Culverstone Green, Meopham.
Case Officer:	Ms Amanda Cue

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Rhododendron Avenue Culverstone Green

Comments Details

Commenter Type:	Neighbour
Stance:	Customer made comments neither objecting to or supporting the Planning Application

Reasons for comment:

Comments: As [REDACTED] of the ancient woodland adjoining the Eastern perimeter of the proposed site, we would like to add the following comments:

Drainage:

Although there has been the suggestion that the drainage pond will be sufficient to mitigate any additional flood risk; we have concerns that the topography has not been considered to an extent where this claim can be substantiated.

There is already evidence in the local area that indicates that run off from open fields and recreational areas overwhelms Local Authority maintained drainage systems. This then creates localised flooding at the low points of the valley, predominantly the north end of Rhododendron Avenue. The Local Authority has taken action in one area, installing an extensive soakaway system in order to reduce flooding risk. This is still ineffective at times of high rainfall.

The proposed pond will collect water run off from all the homes and roads, creating a single point for all water to drain to. As water drains both vertically and horizontally, the assumption can only be made that the adjacent ancient woodland that adjoins the proposed site will see an increase in both subterranean and surface water. This is further exacerbated by the ground level falling steadily away from the eastern boundary.

This raises concerns not only of run off collecting on Rhododendron Avenue, there is an increase flooding risk and damage to properties. There could also have an impact upon ground stability and soil erosion through the woodland adjoining the development area.

Therefore our comment is that we feel a greater level of investigation into the effectiveness of the centralised drainage pond, and if this is going to be sufficient

in mitigating the impact of the proposed development.

Clarity in communications:

At the public consultation it was noted that the developer wrongly indicated that they would be retaining woodland along the eastern boundary. There are no trees within the boundary. Any environmental claims within the application should be checked as being accurate and truthful.

Social Impact:

The introduction of this number of homes will see a huge increase in local population. Adjoining homes and landowners will see a substantial increase in footfall along boundary lines, with an increase in contact with the public due to the change in access. In order to secure private property, and to protect the adjoining woodland areas from unauthorised access; the developers need to consider this direct impact, providing a secure boundary line. Post and rail may be sufficient where the development abuts public space, yet not where it adjoins private property.

Consultation is needed with residents and landowners to identify a suitable solution to protect individuals, their property, and the environment.

Local Infrastructure:

Other residents have already raised their concerns regarding schools, doctors and road safety.

Our comment is that Kent County Council, Gravesham Borough Council and central government need to be considering the use of the A227. The location of the lower Thames Crossing is going to mean an increase in traffic flow. Although not directly linked to this development, forward planning will need to take into account traffic flow as a whole and not just in relation to the existing number of road users.

General:

We need more housing. With government creating the concept of grey-field sites, house builders will be looking at opportunities where previous green belt can be redefined for development.

It is a surprise that in an area where permitted development rights have been removed from existing residents of the Culverstone Valley, that a development of such magnitude is being considered.

The Local Authority needs to consider its role in possibly discriminating against existing local residents if approving this development. An amendment may need to be made to reflect an equitable approach to local development.

Kind regards