

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 10:40 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] Meopham Gravesend

Comments Details

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

Reasons for comment:

- Comments: We need housing but this is too many houses for the size of the land and therefore I object to the current plans sighting the below:
- I recognise the pressing need for more housing, particularly affordable homes, but I believe this site is wholly unsuitable for a large development.
- Flooding is a major concern. The Culverstone valley lanes are unmade, poorly drained, and already badly eroded by rainfall, which is increasing with climate change. Building on higher ground above the valley will only intensify the risk, as soil and vegetation are replaced by hard surfaces. Run-off from the new estate could easily overwhelm inadequate drainage and lead to flooding in many homes.
- Equally concerning is the environmental impact. Culverstone is one of the last remaining green corridors in the area, yet woodland has already been lost nearby without sanction. The Forestry Commission requires a 10% biodiversity net gain from major developments, but this plan provides no clear strategy for achieving it.
- The development also threatens water quality. The site lies directly over an aquifer within a groundwater source protection zone. Even the applicant's own risk assessment shows several contamination risks classed as "Moderate", with none deemed "Low". That poses a real danger to our drinking water.
- Transport infrastructure here is wholly inadequate. There is virtually no public transport, and every access route relies on single-track lanes with poor visibility and limited passing spaces. Extra cars from new housing would add congestion, longer journey times, and faster deterioration of already fragile roads.
- Local services cannot absorb the extra demand. GP provision at Meopham Medical Centre is already overstretched and would require significant investment to cope. Schools face similar pressures: local primaries are oversubscribed and secondary places are limited, often forcing families to travel long distances.

Without new investment in education, additional housing will only worsen the strain.

In summary, the risks of flooding, loss of biodiversity, threats to water quality, inadequate transport, and pressure on health and education services make this an entirely inappropriate site for housing development.

Kind regards