

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 25/09/2025 1:17 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:	15 Willow Walk Gravesend

Comments Details

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

Reasons for comment:

Comments:	I formally object to the planning application for the proposed development of up to 100 houses on land at Blackthorn Farm, A227, Culverstone. I have reviewed the plans and believe this development would have a severe and detrimental impact on the local community, infrastructure, and environment. My key objections are based on the following grounds: 1. Impact on Local Infrastructure and Amenities The proposed development would increase Culverstone's population by up to 25%, yet the village's existing infrastructure is already at capacity and wholly inadequate to support this growth. - Schools: Culverstone Green Primary School is a single-form entry school and is full for most year groups. It would be unable to accommodate the significant number of new pupils from this development. The nearest secondary school is two miles away and not within walking distance, necessitating car use. - Amenities: The only local amenities are a small community store, a petrol garage, and the primary school. There are no job opportunities within the village, meaning all new residents would be required to travel for work, shopping, and services. - Public Transport: Local bus services are infrequent and unreliable. The lack of sufficient public transport links, combined with the absence of walkable amenities, means the development is entirely car-dependent. 2. Traffic Congestion and Road Safety This development would lead to a minimum of 200-400 extra people and therefore, approximately 200 new cars on the road. The local road network, specifically the A227, is already struggling to cope with existing traffic volumes. - Road Congestion: The A227 is a known traffic bottleneck, and the addition of hundreds of new vehicle movements would exacerbate existing congestion. It is often used as a cut-through from the A2 and M20, and congestion will only worsen with the opening of the Thames Crossing. - Dangerous Road Conditions: The A227 is already prone to potholes, constant roadworks, and dangerous conditions due to high traffic volumes and heavy goods vehicles. This poses a significant safety risk to pedestrians and motorists. - Increased Accident Risk: A recent and tragic bus and tractor crash, resulting in
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life-changing injuries, occurred directly outside the proposed development entrance. This clearly demonstrates the existing dangers of the A227 and highlights the unsuitability of this location for a new housing estate.

- Emergency Services: Traffic congestion frequently impedes the movement of emergency vehicles, putting lives at risk. An increase in traffic would make this critical issue even worse.

3. Environmental Harm and Pollution

The proposed site is currently a greenfield, and its development would cause significant and irreversible environmental damage, which contradicts national and local environmental policies.

- Biodiversity Net Gain: The Environment Act 2021 requires a minimum 10% biodiversity net gain for new developments. This proposal fails to demonstrate how it would achieve this.

- Destruction of Wildlife Habitat: The land is rich in wildlife, including protected species such as bats, owls, crested newts and badgers. The construction and subsequent light and noise pollution from 100 new houses would cause irreparable damage to these habitats. The land also adjoins ancient woodland, which must be protected.

- Air Pollution: Increased vehicle traffic will worsen air quality, which is already compromised by the high volume of traffic on the A227. This is a statutory nuisance under the Environmental Protection Act 1990.

4. Increased Flood Risk

The site is a vital part of the local ecosystem's drainage, and developing it would create a significant risk of flooding for neighbouring properties.

- Natural Drainage: Blackthorn Farm acts as a natural soakaway, absorbing a large amount of rainfall and preventing flooding on the A227 and in the surrounding Culverstone Valley.

- Exacerbated Flooding: Concreting over this land would force rainwater runoff into the valley, directly affecting homes on Wilsons Way, Rhododendron Avenue, Carters Hill, and Meadow Lane—an area already prone to flooding. This would pose a danger to life and cause widespread property damage.

In conclusion, this application is fundamentally flawed. It fails to consider the severe and negative impacts on the local community, the already-strained road network, and the critical local environment. The proposed development of this greenfield site goes against the principles of sustainable development and the protection of Kent's precious countryside.

I urge you to reject this application.

Kind regards