

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 1:03 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

Comments Details

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

Reasons for comment:

Comments:	<p>Dear Sir/Madam,</p> <p>I strongly object to the proposed development on the following grounds:</p> <ol style="list-style-type: none">1. Public Safety relating to Paragraph 116 of the Government National Planning Policy Framework - there are several schools in very close proximity. The A227 is already a busy, fast road. To add potentially 200+ cars to an already busy road that several times a day is packed with children would be completely irresponsible. An accident waiting to happen.2. Environmental Impact relating to Paragraph 198 of the Government National Planning Policy Framework- again, 200+ cars on an often congested road will significantly impact air quality and pollution in the local area which is unacceptable. The A227 will inevitably become busier due to it being used as a cut through from the M20 to the Lower Thames Crossing, to add yet more vehicles to that is not in keeping with any government be it local or national's aims of reducing the impact of climate change. Whilst the transport plan submitted goes to great lengths to highlight proximity of a bus stop, it must be noted that aside from one service running several times a day between 10.30am and 6.30pm, only school services are provided outside of these times. So the only way for residents to get to work from the development would be to drive. This total lack of access to public transport makes this development completely unviable both environmentally due to the reliance on cars and just practically on a day to day level. This is clearly not in line with Paragraph 156 of the Planning Policy Framework given the total lack of public transport facility and the total reliance on cars.3. Lack of necessary facilities e.g. healthcare provision. The response from NHS Kent & Medway clearly states that the needs of the proposed developments residents would need to be met by additional capacity. i.e. it cannot be met by current capacity. It also states that this would likely fall to Meopham Medical Practice. Given that this practice is on a fully developed site i.e. it is fully bordered by carparking and access roads for Meopham School, there is no practical way for that practice to expand capacity. As there is no current capacity, as stated, and no practical way to provide additional capacity, this application
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should be rejected as the needs of the resident will not be able to be met by current healthcare infrastructure, as stated by NHS Kent & Medway in their submission.

4. The site is previously undeveloped agricultural land and does not therefore meet any 'grey belt' criteria. It is green belt and should therefore not be developed on.

5. I understand that there are concerns about the potential impact for flooding/slip damage with run off from the steep incline causing damage to Ancient Woodland which is unacceptable and potentially impacting surrounding residential areas which are already significantly impacted by flooding and run off. Given the environmental protections already in place in the surrounding area a development of this scale is completely inappropriate for this location (Paragraph 198 of the Planning Policy Framework).

Clearly there are a number of reasons why this development is completely against planning policy and is totally inappropriate for this location. As a result, rejection of this development is the only logical outcome.

Kind regards