

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 23/09/2025 10:43 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] Edenbridge

Comments Details

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

Reasons for comment:

Comments:	<p>The [REDACTED] owns the ancient woodland immediately adjacent to the proposed development to the Eastern boundary.</p> <p>The [REDACTED] has not received any communication from the Local Authority planning department regarding the development and there have been no signs placed upon [REDACTED] boundary line pertaining to information of the submission of this planning application. This has placed [REDACTED] at a disadvantage, only allowing a minimal amount of time for evidence to be obtained and our concerns raised.</p> <p>We have noted on the site plan that the ancient woodland referenced on the Eastern boundary is not part of the Blackthorn Farm property. This information was passed to the developer at the public consultation. They have made no effort to change the submission to this effect, despite other changes being made on the plan. This is misleading at least, and a wilful attempt to reflect a greater level of environmental consideration at worst.</p> <p>The [REDACTED] is registering an objection relating to the development not making reasonable adjustments to mitigate the environmental impact of the development.</p> <p>Drainage and run off capture is proposed in the areas labeled as public spaces adjacent to our ancient woodland. Soakaways for the capture of water over a site of this size is going to be extensive. This amount of water, captured at the highest point of land, with a chalk substrate, will result in the run off water migrating not only vertically yet horizontally. The increase in water levels will not only overwhelm the chalk, yet the shallow earth layer that covers it. This will be a sudden change that the trees will have little or no time to adapt to, weakening rooting through rotting and destabilising trees through the change in substrate.</p> <p>Run off will lead to the introduction of contaminates, having an adverse impact upon wildlife and natural habitats.</p>
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Light pollution, no matter to what extent it is limited, will have an impact upon the surrounding natural environment. Properties will not have the same considerations as those installed at the time of development. The light will be disproportionate to the surrounding area and substantially different from the current environment.

There will be an increase of footfall in the areas designated as public. The proposed boundary fencing will do little to restrict human and domestic animal activity on the surrounding ancient woodland and natural environment.

Considerations not impacting directly on the land owned by the school include, yet not limited to, the road infrastructure during the development process, the access road location, the impact on the local road network following the completion of the development, the impact upon the broader road network at key connection points, including Wrotham Hill and the A2, consideration of the suitability of the width of road to allow for the passing of heavy vehicles.

The last point, considering the two recent bus accidents, provides evidence of the difficulty in navigating these roads in large or heavy vehicles and exiting adjoining roads and driveways to the A227.

We would submit a higher level of detail, yet as we have only just been informed (via a social media post of a local resident), we have not had the opportunity to consult with the Woodland Trust, The Forestry commission or with other professional bodies with regard to the impact upon the ancient woodland.

Kind regards