

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 3:08 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] Gravesend

Comments Details

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

Reasons for comment:

Comments:	1. Violation of Green Belt Protections The proposed site lies within designated green belt land. The purpose of green belt policy, as outlined in the National Planning Policy Framework (NPPF), is to prevent urban sprawl, safeguard the countryside from encroachment, and preserve the character of rural communities. This development directly contradicts these aims and sets a dangerous precedent for further erosion of protected land. There are no "very special circumstances" to justify this breach of policy. The housing needs of the borough should be met by prioritising brownfield sites and urban areas where infrastructure and services already exist. 2. Unsuitable Infrastructure and Local Services Meopham is a rural village with limited infrastructure. The existing road network, particularly the A227, is already under pressure, and the addition of 100 homes would significantly worsen traffic congestion and pose road safety concerns. Local services such as GP surgeries, primary schools, and public transport are already stretched. An influx of new residents would overwhelm these facilities, to the detriment of both existing and future residents. 3. Environmental and Ecological Impact This development would lead to the destruction of valuable greenfield land that supports local wildlife, hedgerows, and native plant species. Green belt areas provide critical ecosystem services, including flood mitigation, carbon capture, and air quality regulation. The proposed construction would cause long-term environmental harm that cannot be justified by short-term housing targets, especially when alternative sites are available elsewhere.
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4. Character of the Area and Community

Meopham is a historic village with a distinct rural character. A development of this scale is out of keeping with the area and would fundamentally alter its appearance and identity. Such a large housing estate would risk turning a rural community into a suburban extension, eroding the heritage and unique feel of the village.

Kind regards