

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 29/09/2025 6:11 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:	Member of the Public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	I am objecting to this build. There will be an impact on the environment. This site has various birds on the site alongside other protected species and by building on here you will be destroying land used by species pushing them to relocate, and upsetting and impacting the environment. The proposal is not in line with the most recent National Planning Policy Framework (NPPF) issued by the Government. Paragraph 116: The development would have an unacceptable impact on highway safety. The remaining cumulative effects on the road network would be severe. Paragraph 198: New developments must be suitable for their location. This includes consideration of pollution (which may harm health), impacts on living conditions and the natural environment, the area's overall sensitivity, and issues such as light pollution. Ancient Woodland: The proposals could result in the loss of, or permanent damage to, irreplaceable habitats. Paragraph 156: If land is to be released from the Green Belt, affordable housing must be provided. However, it is unclear how future residents would travel, given the very limited bus services connecting the area to the nearest train station or to Gravesend. This site is also undeveloped and therefore does not qualify as 'grey belt' land under the defined criteria. The site directly adjoins ancient woodland, which must be protected. The View School have also explained that the woodland is owned by them, and that the planning application misrepresented its ownership. Runoff from the steep chalk slope would also not only damage the school's woodland but also worsen flooding issues on Rhododendron Avenue. Parts of the land may also hold the highest level of environmental protection. In addition, the proposed development would have a severely detrimental visual impact on the local community. There will be an Impact on Air Pollution - which is already compromised by the traffic volumes on the A227. Example that it takes 20/30 minutes to get from one end of the A227 to the other. Also, safe access onto such a busy main artery
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of Kent Highways will be impossible.

As stated above re flooding issues, the site currently acts as drainage for Culverstone Valley and the A227 and building on this will cause massive flooding in the future, which will cause further issues and delay on the A227.

There is also no efficient transport facility across the village / A227, so 100 homes equals to 200+ vehicles regularly accessing a dangerous road, which has caused several accidents in the years gone by. Again as mentioned, at peak hours the A227 is constantly grid locked, adding more vehicles to the A227 will cause further issues and not only that, if emergency vehicles need to get through, it would cause slower response times.

There is also not acceptable facilities to cover the amount of homes wanting to be built, the shops across the A227 already cause mass problems with parking, accidents etc.

Kind regards