

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 7:53 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] Istead Rise Gravesend Kent

Comments Details

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

Reasons for comment:

Comments:

1. Blackthorn Farm the proposed site is Green belt. and has not been previously developed so therefore does not meet any criteria for "grey belt"
2. Proposals go against the most recent Government National Planning Policy Framework. These are outlined as below:
Paragraph 116 unacceptable impact on highway safety, residual cumulative impacts on road networks would be severe.
3. Paragraph 198 : developments should be appropriate to location; pollution (affecting health) living conditions and the natural environment; sensitivity to wider area, light pollution
Ancient Woodland; loss or permanent damage to irreplaceable habitats.
4. Para 156 - Release from Greenbelt, affordable housing must be included - how will those in these homes move about with little to no bus service to the local train station or Gravesend.
5. Safe access onto a busy main artery of Kent Highways this will be impossible.
6. The proposed adjoins ancient woodland which must be Protected. There has been a great deal of mis information as to the acutal ownership of this land in the application by Esquire & Co and brings about a question of Integrity. In addition the run off from the steep slope with a chalk substrate will cause environmental damage to the schools Woodland, as well as causing excessive on Rhodondendron Avenue. Some of the land actually has the highest level of environmental protection. The visual impact would be disastrous to locals and the surrounding area.
7. This site currently acts as drainage for Culverstone Valley and the A227, therefore building on this will cause increased flooding in the future.
8. Air Pollution is already compromised by the traffic volumes on the A227. This would severely contribute to it.
9. There is no current or reliable transport facility for Culverstone Green. There is a proposed extra 100 homes, a percentage of those living there will be reliant on public transport. This will be non existence. In addition this means there will be a reliance on over 200 + vehicles, access to a dangerous section of the road. Thus

leading to gridlock and delays. Emergency services will be compromised.
9. There are no safe walking routes from this proposed site, therefore an increased risk of danger.
10. Culverstone will be merged with Sole Street - a loss of both identities as villages.

Kind regards