

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 20/09/2025 5:32 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:	<p>I am writing to formally object to the proposed development of 100 residential homes approximately 200 metres from Meopham Primary School, with a new access road planned to connect to the A227. This proposal raises significant concerns across multiple areas that will negatively impact the village and its residents.</p> <p>1. Traffic and Road Infrastructure</p> <p>The A227 already suffers from chronic traffic congestion and frequent roadworks. Introducing a new access road and significantly increasing vehicle volume will:</p> <ul style="list-style-type: none">- Exacerbate existing traffic issues. The recent closure to the road and temporary traffic lights have resulted in chaotic scenes and unacceptable congestion as the local infrastructure is not set up to deal with current volumes of traffic.- Increase wear and tear on the road surface, leading to more frequent and disruptive maintenance.- Heighten the risk of sewer collapses, which have already been a recurring issue in the area. <p>This conflicts with Policy CS02 of the Gravesham Local Plan Core Strategy, which seeks to direct development to areas with sufficient infrastructure and transport capacity.</p>
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2. Flood Risk and Environmental Impact	
	The proposed development will involve concreting over more than 20 acres of natural land, which currently serves as a vital drainage area. This will:

- Increase the risk of surface water flooding in the village.
- Reduce the natural absorption of rainfall, placing further strain on existing drainage systems.
- Destroy habitats for local wildlife, leading to a loss of biodiversity.

This is contrary to Policy CS12 - Green Infrastructure, which aims to protect natural drainage systems and biodiversity, and to the Gravesham Environmental Strategy, which highlights the importance of sustainable water management and

ecological protection.

3. Impact on Local Amenities

The village's infrastructure is already under pressure. Adding 100 homes will likely result in:

- Overcrowding at the primary school, which is within close proximity to the site.
- Increased demand on local GP surgeries, which are already struggling to meet current patient needs.
- Further strain on local amenity parking availability, which is limited and insufficient for current residents.

Importantly, this development cannot be considered in isolation. Other significant planning applications in the surrounding area will compound the pressure on local services, leading to unsustainable demand on schools, healthcare, and transport infrastructure. This cumulative impact undermines Policy CS01 - Sustainable Development, which requires that development supports existing community infrastructure and promotes healthy, well-serviced communities.

4. Safety Concerns

The proximity of the development to the primary school raises serious safety concerns:

- Increased traffic near the school could endanger children during drop-off and pick-up times.
- Construction traffic and long-term vehicle increases pose risks to pedestrian safety.

5. Cumulative Impact of Surrounding Developments

In addition to this proposal, several other significant planning applications have been submitted or approved in surrounding villages. The cumulative effect of these developments will result in:

- Substantial urban sprawl that blurs the distinct boundaries between villages.
- Erosion of the rural character of the area.
- Encroachment on the Green Belt, which is specifically designated to prevent the merging of villages and nearby towns and to preserve open space and countryside.

This directly conflicts with Section 13 of the National Planning Policy Framework (NPPF), which protects the Green Belt from inappropriate development and urban sprawl, and with the aims of the Meopham Parish Council, which advocates for preserving village identity and resisting unjustified expansion.

6. Pollution and Construction Disruption

The construction phase, expected to last up to two years, will bring:

- Increased noise, dust, and air pollution affecting nearby residents and the primary school.
- Disruption to daily life due to heavy machinery, road closures, and construction traffic.
- Potential health impacts for vulnerable groups, including children and the elderly.

This is inconsistent with Policy CS19 - Development and Design Principles, which requires that developments minimise adverse impacts on local communities and the environment.

Conclusion

While the need for housing is acknowledged, this proposal is not appropriate for the location and scale of the village. It poses serious risks to infrastructure, safety, the environment, and the quality of life for existing residents. It also conflicts with multiple local and national planning policies designed to ensure sustainable, community-sensitive development.

I urge the planning authority to reject this application and consider alternatives that better respect the character, capacity, and needs of Culvertsone, Meopham and its surrounding communities