

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 28/09/2025 9:10 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:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	I am writing to formally object to Planning Application Ref: 20250900, proposing the construction of 100 houses at Blackthorn Farm. After reviewing the application and considering both national planning policy and the specific local context, I believe this development would cause significant and irreversible harm to the environment, the local community, and the infrastructure. I urge the Council to refuse this application on the following grounds:
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1. Unacceptable Environmental Impact & Threat to Protected Species

The proposed development site is rich in biodiversity. It is home to numerous protected species, including bats and various bird species. Local residents, including Mr. Michael Regan, who lives adjacent to the site, have observed and possibly recorded wildlife activity. The area provides essential habitat that would be permanently destroyed if the development goes ahead. This contravenes national policy on protecting irreplaceable habitats, especially as the land borders Ancient Woodland, which must be preserved.

2. Contravention of National Planning Policy (NPPF)

The proposal clearly conflicts with several key provisions of the National Planning Policy Framework:

- Paragraph 116 highlights that planning permission should be refused where the cumulative impact on highways would be severe. This site directly feeds into the A227, which is already heavily congested.
- Paragraph 198 stresses the need to consider pollution, health, and the impact on the natural environment. This proposal would worsen air and light pollution and degrade living conditions for nearby residents.
- Paragraph 156 requires that when releasing Green Belt land, development

must include robust public transport links. This site is poorly served by buses and has no safe or efficient access to Gravesend Station, making it car-dependent and unsustainable.

3. Green Belt Development - Inappropriate and Premature

This land has never been developed and therefore does not qualify as "previously developed" or "grey belt." It is currently part of the Green Belt and serves an important function in preventing urban sprawl and merging of nearby settlements.

4. Impact on Ancient Woodland and Drainage Risks

The development lies adjacent to Ancient Woodland, reportedly owned by The View School, which was not accurately represented in the planning documents. The woodland holds significant ecological value and some parts may be under the highest level of environmental protection. The steep slope and chalky terrain mean that any construction will cause harmful run-off into the woodland, increase soil erosion, and pose a major flooding risk-especially to Rhododendron Avenue and surrounding areas.

5. Visual Intrusion and Loss of Rural Character

The scale and density of this development would completely alter the character of the area. The visual impact on the local landscape would be severe and irreversible, destroying the semi-rural feel that current residents value. The development would also lead to the merging of village boundaries, which undermines community identity and planning policy designed to protect it.

6. Severe Traffic and Highway Safety Concerns

Access to the site would rely heavily on the already overburdened A227, which is a key arterial road in Kent. This road regularly suffers from congestion, particularly at peak times, and additional traffic from potentially 200+ vehicles would only worsen this. Moreover, there are no safe entry or exit points from the site onto this road, making it a serious safety hazard for residents, cyclists, and pedestrians alike.

7. No Suitable Public Transport or Walking Routes

There is a lack of public transport options, making the site car-dependent. There are no safe or realistic pedestrian routes to essential facilities or the local train station. Walking distances far exceed what is generally considered acceptable, particularly for families, the elderly, or people with mobility issues.

8. Air Quality and Health Risks

Air pollution along the A227 is already a concern, and this development would significantly increase local vehicle emissions. Additional traffic from 100 homes would further degrade air quality, with potential long-term health implications for nearby residents and local schoolchildren.

9. Flooding and Drainage Failures

The site currently acts as a natural drainage area for both the A227 and the

surrounding Culverstone Valley. Removing this natural soakaway and replacing it with impermeable surfaces will likely cause severe flooding downstream during heavy rainfall, which has already been an issue in recent years.

10. Emergency Services Access

The narrow local roads and gridlock on the A227 pose a significant challenge for emergency service vehicles. Adding 100 new homes without improving infrastructure will delay emergency response times and compromise safety for all residents.

11. Strain on Local Infrastructure and Facilities

The local area lacks the infrastructure to support such a large development- whether in terms of roads, schools, public transport, or healthcare. This proposal places unsustainable pressure on already overstretched public services.

In conclusion, this application is premature, inappropriate for the location, and in clear breach of planning guidelines. The environmental, social, and logistical impacts are too severe to justify approval. I respectfully urge Gravesham Borough Council to reject Planning Application Ref: 20250900 in its entirety.

Kind regards