

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 12:39 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 Green Gravesend

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Objection to Proposed Development of 100 Homes

I wish to object to the proposed development of 100 new dwellings in this rural location on the following planning grounds:

1. Inadequate Infrastructure Provision

The proposed scale of development is not supported by existing infrastructure. The local road network is narrow, rural in nature, and already subject to congestion and safety risks. There is no realistic prospect of delivering sustainable transport solutions in this location, contrary to the National Planning Policy Framework (NPPF) which seeks to reduce reliance on private vehicles. Public transport links are limited, meaning new residents would inevitably be car-dependent, increasing emissions and undermining local and national climate objectives.

2. Pressure on Services and Facilities

Local services, including schools, GP surgeries, and emergency provision, are already operating at or beyond capacity. The proposed development makes no credible provision to address this shortfall. As set out in the NPPF, developments should be supported by adequate services and facilities; this application clearly fails that test.

3. Harm to Landscape and Rural Character

The proposal represents a disproportionate expansion that would overwhelm the scale and setting of the existing settlement. The rural character of the area would be significantly diminished, contrary to local plan policies which require development to respect the form, scale, and character of surrounding communities.

4. Environmental Impact and Flood Risk

The site comprises productive agricultural land and habitats that support local biodiversity. Its loss would have irreversible environmental consequences,

including the potential displacement of protected species. In addition, the area is already vulnerable to surface water flooding. Further hard surfacing would exacerbate this risk, placing both new and existing homes in danger, without evidence of sufficient long-term mitigation. This conflicts with NPPF requirements for developments to avoid and manage flood risk appropriately.

5. Unsustainable Location

The scale and location of this proposal is not plan-led and directly conflicts with the principle of directing growth to sustainable locations with access to services, employment, and sustainable transport options. By contrast, this development would represent unsustainable rural sprawl and is therefore contrary to both national and local planning policy.

Conclusion

In summary, the application fails to meet the key tests of sustainable development set out in the NPPF and relevant local plan policies. The adverse impacts on infrastructure, services, landscape, biodiversity, and flood risk significantly and demonstrably outweigh any benefits.

I therefore respectfully urge the local planning authority to refuse this application.

Kind regards