

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 3:37 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 formally object to the proposed development of 100 houses at Blackthorn Farm (Planning Ref: 20250802). This development raises several serious concerns across environmental, infrastructure, and policy-related grounds. I outline these objections below, based on valid planning considerations:

1. Unacceptable Environmental Impact

The proposed development site is home to numerous protected species. Residents have reported regular sightings of bats and a variety of birds in the area-some of which may be protected under UK and EU legislation. Local resident [REDACTED] who lives adjacent to the site, may be able to provide video evidence of this wildlife activity. Any development here would risk irreversible harm to biodiversity and natural habitats.

Additionally, the site directly borders ancient woodland-an irreplaceable habitat that should be preserved in line with national planning guidance. Run-off from development on this steep, chalky slope would likely damage the woodland, which is owned by the local View School. There also appears to be misleading information in the planning documents regarding this land's ownership.

2. Contravention of National Planning Policy Framework (NPPF)

The proposals are clearly in conflict with several key principles of the latest NPPF:

Paragraph 116: The development would result in severe cumulative impacts on local roads, presenting an unacceptable risk to highway safety.

Paragraph 198: The scale and nature of the development are not appropriate for this location. It risks increased pollution, light intrusion, and harm to the health and wellbeing of existing residents.

Paragraph 156: If this is to be a greenbelt release, then affordable housing must be delivered with sufficient supporting infrastructure. There is currently little to no public transport to Gravesend or the nearest train station, which makes the site

wholly unsustainable.

3. Lack of Sustainable Transport Infrastructure

There is no realistic or efficient public transport provision for this site. The A227 is already heavily congested, particularly during peak hours, and the Meopham train station car park is frequently over capacity. Adding 100 homes could result in over 200 additional vehicles using this stretch of road, further straining an already overloaded network.

Additionally, walking distances to shops, schools, and other amenities are not reasonable or safe. This development would force car dependency on future residents.

4. Access and Highway Safety Risks

Safe access onto the A227-a major artery through Kent-is simply not feasible. The road is already known for accidents and high traffic volumes. Introducing another access point for potentially hundreds of additional daily vehicle movements poses a serious danger to drivers and pedestrians alike.

Emergency services may also struggle to access the site swiftly, particularly during peak traffic hours. This is a critical safety issue that cannot be overlooked.

5. Increased Flood Risk

The site currently plays an important role in local drainage, particularly for Culverstone Valley and the A227 area. Developing over this land would disrupt natural water flow and greatly increase flood risk, particularly for residents on Rhododendron Avenue, who already experience water runoff issues during heavy rainfall.

6. Negative Impact on Air Quality

Air pollution levels along the A227 are already a concern. Increasing the volume of vehicles as a result of this development would further compromise air quality, affecting the health of existing residents, including vulnerable groups such as children & the elderly.

7. Inappropriate Site Classification

This land has never been previously developed & therefore cannot be classified as "grey belt" or brownfield. Its development contradicts local and national priorities for reusing previously developed land wherever possible.

8. Loss of Local Identity & Community Integrity

The proposal would contribute to the erosion of the distinct identities of nearby villages. Cumulative development of this scale risks a gradual merging of individual communities-something that local and national planning policies seek to avoid.

9. Misrepresentation of Ownership and Environmental Designations

It has come to light that parts of the adjoining ancient woodland are owned by the View School, contrary to what may have been stated in the application documents. Furthermore, some parts of the site and surrounding land are believed to be under high-level environmental protection. This must be fully clarified and respected in the planning process.

In summary, this application fails to demonstrate sustainability, sensitivity to its environment, or compatibility with key elements of the National Planning Policy Framework. It poses significant risks to wildlife, local infrastructure, road safety, & the long-term character of the area. I urge you to reject this application in the interests of responsible development & community wellbeing

Kind regards