

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 3:44 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 object to the proposed development of 100 houses at Blackthorn Farm (Ref: 20250802), on the basis of serious environmental, infrastructure, and policy-related concerns.

1. Environmental Impact & Biodiversity Loss
The proposed site supports a variety of protected species including bats and birdlife. Local residents, including [REDACTED] have observed wildlife activity and may be able to provide video evidence. The site also borders ancient woodland, reportedly owned by the View School, and its proximity poses risks of run-off and irreversible ecological damage. Some of this land may be under the highest level of environmental protection, which appears misrepresented in the application.

2. Conflicts with National Planning Policy Framework (NPPF)
The development contradicts several key NPPF provisions:

Para 116: Severe residual impacts on the road network and highway safety.

Para 198: Development not appropriate to location; risks to health, local amenity, and environmental quality.

Para 156: If released from the Green Belt, the site must include affordable housing with access to sustainable transport-currently lacking.

3. Unsuitable Infrastructure & Transport
This rural area has no efficient public transport links to the local train station or Gravesend. Residents will rely on cars, creating over 200 additional vehicle movements daily. The A227 is already congested and unsafe, particularly during peak times. Emergency service access could also be compromised.

4. Drainage & Flood Risk
The site currently serves as a key drainage area for Culverstone Valley and the

A227. Building over it will increase flood risks, particularly for nearby homes on Rhododendron Avenue.

5. Air Quality & Pollution

With the A227 already suffering from high pollution levels, adding more vehicles would further harm local air quality and public health.

6. Unjustified Loss of Green Space

The site has never been previously developed and doesn't qualify as brownfield or "grey belt." Developing it would also accelerate the merging of distinct rural communities, weakening their identity and cohesion.

In light of the above, I urge Gravesham Borough Council to reject this application. It poses unacceptable risks to the environment, local infrastructure, and community wellbeing, and fails to meet planning policy requirements.

Kind regards