



Meopham Parish Council
St Johns Centre
Wrotham Road
Meopham
DA13 0AA

Planning Department
Gravesham Borough Council
Sent by email

Dear Avril

Re: Objection to Planning Application 20250802

Blackthorn Farm, Wrotham Road, Meopham, Gravesend, Kent

Outline planning application for up to 100 No. residential dwellings (including affordable housing), with all matter reserved except for access and creation of a new access from A227/South Street

I am writing to formally object to the above planning application currently under consideration by Gravesham Borough Council.

Meopham Parish Council wishes to provide the following outline response based on a number of material planning considerations which we believe warrant serious attention and should result in the refusal of this application.

Traffic and Highway Safety

The proposed development will significantly increase traffic volumes in an already congested area. The local road network lacks the capacity to safely accommodate additional vehicles, raising concerns about pedestrian safety, emergency access, and increased risk of accidents.

Impact on Neighbour's Amenity

The scale and proximity of the development will adversely affect neighbouring properties through loss of privacy, overshadowing, and increased noise and disturbance. The proposal fails to respect the character and amenity of the surrounding residential area.

Scale, Design and Appearance

The proposed design is out of keeping with the local vernacular and architectural style. Its scale and massing are excessive and visually intrusive, undermining the aesthetic coherence of the village.

Impact on the Environment

The development poses a threat to local biodiversity, with loss of green space, trees and wildlife habitats. There is insufficient evidence of mitigation measures or ecological assessments to justify such environmental degradation.

Impact of Heritage

The site is in close proximity to designated heritage assets and the proposal risks harming their setting and significance. The application does not adequately assess or address the impact on these irreplaceable resources.

Local Planning Policy

The proposal conflicts with several policies including those relating to sustainable development, design standards, and protection of local character. It fails to meet the criteria set out in the National Planning Policy Framework (NPPF).

Land Use

The proposed change of use is inappropriate for the location and does not align with the established land use pattern. It risks undermining the strategic planning objectives for the area. Gravesham Borough Council stated that 'Brown Field' sites would be used before anything else.

Flood Risk, Drainage and Contamination

The site is vulnerable to flooding, and the application lacks a robust flood risk assessment. There is also inadequate information regarding drainage infrastructure and potential land contamination, which could pose risks to public health and safety.

Designated Sites

The Proximity to designated conservation areas, area of outstanding natural beauty, or protected landscapes raises concerns about compliance with statutory protections. The proposal does not demonstrate how it will avoid adverse impacts on these sensitive sites.

Sustainability Issues

The application lacks meaningful sustainability credentials. There is no clear strategy for energy efficiency, carbon reduction, or sustainable transport, which is contrary to national and local climate objectives.

In light of the above, we urge the planning authority to reject this application. The cumulative impact of these issues represents a significant threat to the quality of life, environmental integrity, and planning principles that underpin our community.

Thank you for considering our objection.

Yours Sincerely

Lisa Winter

Lisa Winter
Clerk and Responsible Financial Officer