

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 25/09/2025 8:26 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: To: Planning Administration, Gravesham Borough Council
Planning Reference: 20250802
Site: Blackthorn Farm - Proposed Development of 100+ Homes

Subject: Formal Objection to Planning Application 20250802

Dear Sir/Madam,

I wish to lodge my formal objection to the proposed development of 100+ houses at Blackthorn Farm (Planning Ref: 20250802). This proposal is unsuitable for the location and would have severe and irreversible impacts on the environment, local infrastructure, and community wellbeing. My objections are outlined below:

1. Environmental Impact and Loss of Habitat
- The site supports protected species, including bats and a wide variety of birdlife. Any disturbance or destruction of their habitat would contravene statutory protections.
 - The land adjoins Ancient Woodland, which is legally and environmentally safeguarded. Development would cause permanent damage through runoff, light pollution, and habitat fragmentation. Paragraph 198 of the National Planning Policy Framework (NPPF) is clear that developments must avoid harm to irreplaceable habitats.
 - The slope and chalk substrate of the site mean that development will cause significant surface water runoff, risking environmental harm to the woodland and flooding on surrounding roads, particularly Rhododendron Avenue.

2. Inconsistency with the National Planning Policy Framework
- Paragraph 116 (NPPF): The scheme would have an unacceptable impact on

highway safety, with cumulative traffic effects classed as severe.

- Paragraph 156: Release from the Green Belt must be justified, and developments should provide affordable housing with sustainable access to services. This site fails both tests, as it is not served by reliable bus routes or safe pedestrian links to train stations or essential services.

- Paragraph 198: Developments must be appropriate to location, accounting for pollution, health, and the natural environment. This scheme does not satisfy those requirements.

- The land is undeveloped Green Belt, not "grey belt," and therefore should not be released for building.

3. Highway Safety and Traffic Congestion

- The A227 is already gridlocked during peak hours. Adding 100 homes (equating to over 200 vehicles) will exacerbate congestion and air pollution, contrary to the NPPF.

- Safe access to and from the site onto the A227 is unachievable. This road is already a dangerous main artery with heavy commuter use and no realistic capacity for widening.

- Increased traffic will further compromise emergency service access and place strain on the already overburdened Meopham rail station and local road networks.

4. Flooding and Drainage Risks

- The site acts as a natural drainage area for Culverstone Valley and the A227. Building over it will drastically increase flooding risks for surrounding homes and roads, creating long-term hazards for residents and infrastructure.

5. Local Character and Community Impact

- The development would result in the merging of villages, eroding the distinct rural identity of the area.

- The nearest facilities are not within acceptable walking distance, meaning all residents will be car-dependent, worsening congestion and emissions.

- The visual impact on the landscape, including views from the school and surrounding residential areas, would be catastrophic and permanently alter the rural character.

Conclusion

This proposal fails on environmental, infrastructure, and policy grounds. It is unsustainable, unsafe, and inconsistent with both the NPPF and the needs of the local community.

For the reasons set out above, I urge Gravesham Borough Council to reject Planning Application 20250802 in full.

Yours faithfully,

Kind regards