

# 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 10:04 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] Gravesend

## Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application

### Reasons for comment:

Comments:	I write on behalf of local residents to urge the Planning Committee to refuse the proposed development of approximately 100 dwellings on land east of the A227. The scheme is fundamentally unsound on environmental, technical, and policy grounds, and approval would undermine both local and national planning objectives.  A fragile, biodiverse greenfield site The land is a living habitat, not an empty space. Survey work by local ecologists (supported by video evidence that [REDACTED] [REDACTED] whose property adjoins the site, is willing to supply) confirms the presence of protected bat species, nesting birds, and other fauna afforded statutory protection. The wholesale clearance required for housing would irreversibly destroy these populations and is contrary to Section 15 of the National Planning Policy Framework (NPPF), which demands that development "conserve and enhance the natural environment."
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Conflict with the National Planning Policy Framework The NPPF directs development to previously-developed (brownfield) or "grey belt" land wherever possible. This site has never been built on; it is demonstrably greenfield and therefore fails to meet any "grey belt" test. Paragraph 149 of the NPPF makes clear that inappropriate development on undeveloped land should not be approved except in "very special circumstances," none of which have been demonstrated here.

Harm to adjoining ancient woodland To the south and east, the plot directly abuts designated Ancient Woodland owned by The View School. The application misrepresents this ownership and pays scant regard to the legal protections afforded to such irreplaceable habitat. Run-off from the proposed steep, chalky slopes would leach into the woodland floor, altering soil chemistry, degrading tree health, and threatening a habitat of the highest conservation value (Natural England standing advice requires a 15 m buffer-ignored by the applicant). That same run-off will cascade down to Rhododendron Avenue, compounding the area's long-standing flooding problems.

Essential drainage function will be lost At present, the land acts as a natural soakaway for surface water draining from Culverstone Valley and the A227. Replacing permeable soil with roofs, roads, and hardstanding will overwhelm local gullies and culverts, pushing floodwater toward lower-lying homes and the highway. The application's drainage assessment fails to address this cumulative risk, directly contradicting NPPF Paragraph 167.

Unsafe access and highway capacity The only vehicular access is onto the A227- already one of Kent's busiest arterial routes. Queues at peak times regularly grid-lock from the Gravesend urban edge to Vigo Hill. Introducing 100 dwellings translates conservatively to 200-250 additional daily vehicle movements, most of them at peak hours. Kent Highways has repeatedly stated that new junctions or intensified usage along this stretch are "sub-standard and unsafe." No realistic mitigation is offered.

Absence of sustainable transport alternatives There is no rail station within walking distance, bus services are infrequent and unreliable, and cycle links are informal bridleways unsuitable for commuting. Residents would therefore be car-dependent, in direct conflict with NPPF Paragraph 104, which seeks to prioritize sustainable transport modes.

Deterioration in air quality Roadside monitoring already records nitrogen dioxide levels near or above legal limits along the A227 corridor. Additional congestion and idling traffic generated by the scheme will worsen conditions for children at The View School and for vulnerable residents throughout the valley, contravening the Council's Air Quality Action Plan.

Severe visual impact The site occupies elevated ground and forms part of the rural skyline enjoyed from scores of local residences, footpaths, and the North Downs Way. Mass-market housing would obliterate open vistas and suburbanize a distinct landscape character valued by the whole community.

Conclusion The proposal sacrifices an ecologically rich greenfield drainage basin, threatens ancient woodland, endangers highway safety, worsens flooding and air pollution, and stands in direct opposition to multiple paragraphs of the NPPF. In short, the development offers no public benefit that remotely outweighs the extensive, demonstrable harm.

For these reasons, we respectfully request that the application be refused.

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Kind regards