

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 11:20 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 Gravesend

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	<p>Objection to Outline Planning Application - Unsustainable Development Proposal</p> <p>I am writing as a local resident to formally object to the proposed development on the grounds that it is fundamentally unsustainable and poses serious concerns in terms of infrastructure, safety, environmental impact, and accessibility. My objections are outlined below:</p>
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1. Unsuitable Location with Inadequate Access to Public Transport

The proposed site is not within reasonable walking distance of either Meopham or Borough Green stations. Walking to Meopham station takes over an hour, and requires pedestrians to cross the road many times due to a lack of continuous pavement on either side of the road. These sections significantly increase the risk of pedestrian-vehicle accidents and present serious safety concerns, particularly for those who are elderly, disabled, or with young children. Public transport availability has reduced significantly in the last four years - following the recent withdrawal of the Arriva bus company, and its replacement with the Redroute bus operator, there are no buses running after 6pm on the 306 Gravesend to Meopham A227 route. The Kings Ferry morning and evening commuter coach service, which travelled through Vigo and Meopham, and on to London Docklands and then into Central London, and had operated for 40 years, stopped running in December 2021 and it has never restarted. As a result, the only viable transport option from the proposed location is using a motorcar.

2. Increased Road Safety Hazards at an Already Dangerous Junction

The site is situated immediately adjacent to the crossroads where Chapmans Hill Lane and Ridley Turn intersect the A227. This junction is already known for its poor safety record and history of traffic accidents. Introducing an additional access road from the development directly onto the A227 would intensify the risk of collisions and put both new and existing road users at greater danger.

3. Impact on Existing Congestion and Emergency Access

The A227 already experiences heavy congestion, particularly at the Longfield

Road junction - an area frequently used by schoolchildren crossing to nearby schools. The scale of the proposed development would lead to a significant increase in local traffic volumes, compounding congestion and creating the potential for gridlock. This poses a critical risk in the event of emergency vehicles, such as ambulances, needing timely access to Darent Valley Hospital via this route.

4. Environmental and Ecological Damage

There are records of protected species, including bats and great crested newts, inhabiting the proposed development site. Any construction in this area would result in the destruction of vital habitats and directly contravenes national and local obligations to conserve biodiversity. This ecological loss would be irreversible.

5. Construction Traffic and Long-Term Infrastructure Damage

The presence of heavy construction traffic along the A227 would not only worsen existing traffic conditions but also risk further structural damage to nearby buildings.

6. Affordability and Local Need

The proposed housing mix and design suggest a focus on higher-end properties that are unlikely to be affordable for the majority of local residents. If the objective is to address housing need, this development does not appear to align with the socio-economic profile of the local community. There are more appropriate, sustainable locations within the Gravesham area that could better meet both housing and environmental objectives.

7. Request for Accurate Traffic Assessment Timing

Finally, I would urge that any traffic impact assessments associated with this application be carried out during school term times, not during school holidays. Only then can an accurate and meaningful picture of local traffic patterns and road usage be obtained.

In summary, the proposed development is poorly located, environmentally harmful, and would exacerbate already serious traffic and safety issues in the area. I respectfully request that this application be refused.

Kind regards