

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 24/09/2025 8:54 AM 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:	Member of the Public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	<p>Objection to Planning Application for 100 Houses on Farmland</p> <p>Conflict with the National Planning Policy Framework (NPPF)</p> <p>Paragraph 156: Development on Green Belt land requires exceptional justification, and affordable housing provision must be demonstrated. With little to no public transport available, residents would rely heavily on private cars, making the scheme unsustainable.</p> <p>Paragraph 116: The development would cause an unacceptable impact on highway safety, with severe cumulative effects on the local road network.</p> <p>Paragraph 198: Developments must be appropriate to their location and should not negatively affect health, living conditions, or the natural environment. This proposal risks increased pollution, noise, and light disturbance.</p> <p>Ancient Woodland: The loss or permanent damage to irreplaceable habitats is contrary to NPPF protections.</p> <p>Unsuitable Location / Not Previously Developed Land</p> <p>The site is farmland and has not been previously developed. It does not qualify as "grey belt" land and therefore should not be released for housing.</p> <p>Proximity to Ancient Woodland</p> <p>The site borders Ancient Woodland, which must be preserved. Evidence has been presented that ownership of the woodland has been misrepresented in the application. The steep chalk slope increases risks of runoff, causing environmental damage to the woodland and worsening existing flooding problems along Rhododendron Avenue. Furthermore, parts of the land are subject to the highest level of environmental protection, and the visual harm to the surrounding community would be significant.</p> <p>Environmental Impact on Wildlife</p> <p>The site supports a wide range of protected species, including bats and diverse</p>
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birdlife. Evidence of this wildlife presence has been reported by local residents.

Highway Safety

Safe access to and from the A227, a major arterial road, is not feasible. The proposed junction would present a serious hazard to both new and existing road users.

Consideration must also be given to the inevitable future increased level of traffic on the A227 which will be caused by the new Lower Thames Crossing.

Flood Risk

The site currently provides vital natural drainage for Culverstone Valley and the A227. Development would obstruct this drainage, leading to increased and severe flooding in the future.

Air Quality Concerns

Local air quality is already poor due to high traffic levels along the A227. Additional housing and vehicles will exacerbate pollution, with negative impacts on public health.

Lack of Sustainable Transport

With no efficient public transport links to nearby train stations or towns, residents would be dependent on private vehicles. A development of this scale could result in 200+ additional cars using an already congested and dangerous section of the A227, particularly during peak commuting hours.

Kind regards