

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 9:08 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:	Dear Sir/Madam,
	I wish to register my strong objection to the above planning application. The proposed development is unsuitable for this location, conflicts with national planning policy, and would cause long-term harm to both the environment and the local community.
	My reasons are outlined below.
	Conflict with the National Planning Policy Framework (NPPF) The scheme does not comply with several key principles of the NPPF:
	Paragraph 116: It would have an unacceptable impact on highway safety and place severe additional pressure on the local road network.
	Paragraph 198: The location is inappropriate, with clear risks to health, living conditions, and the natural environment.
	Ancient Woodland: The development would result in the permanent loss or degradation of irreplaceable habitats.
	Paragraph 156: Exceptional circumstances to justify development on Green Belt land have not been demonstrated, nor is there clear provision for affordable housing. Reliance on private vehicles due to the absence of public transport makes the scheme fundamentally unsustainable.
	Inappropriate Use of Farmland The site is productive farmland and has not been previously developed. It cannot be reclassified as "grey belt" and should remain outside the scope of residential allocation.
	Impact on Ancient Woodland

The land directly adjoins Ancient Woodland, which must be preserved. Concerns have also been raised about inaccuracies regarding land ownership in the application. Given the steep chalk gradient, development would increase runoff into the woodland, causing ecological damage and exacerbating existing flooding problems in Rhododendron Avenue. Parts of the site are already subject to the highest level of environmental protection, and the visual impact on the local landscape would be severe.

Biodiversity and Wildlife

The site is home to a wide range of protected species, including bats and numerous bird populations. Local residents have documented their presence. Destruction of these habitats would contravene biodiversity obligations and cause permanent ecological loss.

Flooding Concerns

The land currently acts as a vital natural drainage system for Culverstone Valley and the A227. Development would compromise this function, significantly increasing the risk of flooding in nearby residential areas and along the main road.

Air Quality

The A227 already suffers from poor air quality due to heavy traffic. Introducing a development of this scale would further worsen pollution levels, with inevitable consequences for public health.

Highway Safety

Access to and from the A227 is unsafe. The proposed junction would increase accident risk and create hazards for both existing and future residents.

Unsustainable Transport Position

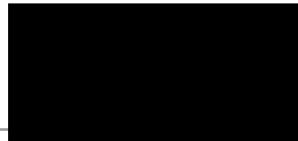
There are no reliable or efficient public transport connections to nearby towns or railway stations. Future residents would be wholly dependent on private vehicles, adding at least 200 cars to an already congested stretch of the A227 during peak periods.

Conclusion

This proposal directly conflicts with planning policy, poses unacceptable risks to biodiversity, highway safety, and flood management, and would significantly worsen air quality and traffic congestion. The site is not suitable for residential development and should remain as farmland.

I also have major concerns of the impact of traffic on the A227 once the now approved Lower Thames Crossing is built.

For these reasons, I respectfully request that the Council refuse this application.



Kind regards