

# 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 9:21 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>Re: Objection to Planning Application for 100 Homes on Farmland Adjacent to Rhododendron Avenue</p> <p>Dear Sir/Madam,</p> <p>I am writing to object in the strongest terms to the above planning application. This site is wholly unsuitable for residential development, and approval would have serious and lasting negative consequences for the local environment, infrastructure, and community.</p> <p><b>Conflict with Planning Policy</b><br/>The proposal is inconsistent with several requirements of the National Planning Policy Framework (NPPF). It would undermine highway safety (Paragraph 116), cause environmental harm, and is not an appropriate use of Green Belt land (Paragraph 156). No exceptional justification has been provided, nor has the scheme demonstrated that it can deliver genuinely affordable housing.</p> <p><b>Inappropriate Use of Farmland</b><br/>The site is active farmland and cannot be classed as previously developed land. It does not qualify as "grey belt" and should not be released for housing.</p> <p><b>Ancient Woodland and Landscape Impact</b><br/>The site borders Ancient Woodland that must be preserved. Development here risks damaging this irreplaceable habitat, particularly given the steep chalk slope, which will increase runoff and worsen existing flooding issues along Rhododendron Avenue. Parts of the land already have high environmental protection status, and the visual harm to the surrounding countryside would be considerable.</p> <p><b>Biodiversity and Wildlife</b><br/>The farmland supports a range of protected species, including bats and birdlife. Local residents have recorded their presence. Allowing development would</p> |
|-----------|---|

destroy these habitats permanently and breach biodiversity commitments.

#### Flood Risk

The land currently acts as a natural drainage basin for Culverstone Valley and the A227. Building on it would block this essential function and increase the likelihood of flooding in surrounding areas.

#### Traffic and Highway Safety

Access to and from the A227 is already problematic, and the proposed junction would create significant hazards for both residents and passing traffic. The A227 is a busy arterial route and cannot safely accommodate the extra traffic generated by 100 additional homes.

#### Lower Thames Crossing Impact

It must also be recognised that the A227 will face even greater pressures once the Lower Thames Crossing is constructed. This major infrastructure project will divert more vehicles onto the A227, significantly increasing congestion and safety risks through the villages it passes. Adding further housing in this location ahead of such changes will compound an already dangerous situation.

#### Air Quality and Lack of Sustainable Transport

Air quality along the A227 is already poor, and further traffic will worsen pollution and harm public health. With no viable public transport links to nearby towns or railway stations, future residents would be completely reliant on private vehicles. This runs contrary to sustainability principles and will only add to congestion.

#### Conclusion

This proposal is fundamentally at odds with planning policy, endangers important habitats, increases flood risk, and places unacceptable pressure on already overstretched infrastructure. The cumulative effect, especially in light of the Lower Thames Crossing, makes this site entirely unsuitable for housing development.

For these reasons, I urge the Council to refuse this planning application



---

Kind regards