

# 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 11:26 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:	Culverstone Meopham

## Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	<p><b>Environmental Impact</b> The site is home to a number of protected species, including bats and various bird populations.</p>
	<p><b>Conflict with National Planning Policy Framework (NPPF)</b> The development proposal appears to contradict several key paragraphs in the latest Government NPPF:</p>

Paragraph 116: The scheme would have an unacceptable impact on highway safety, with cumulative effects on the road network expected to be severe.

Paragraph 198: Developments must suit their location and not cause pollution that affects human health, living conditions, or the natural environment. Consideration must also be given to the wider area's sensitivity, including light pollution.

**Ancient Woodland Clause:** There would be irreversible damage to irreplaceable habitats, including loss or degradation of Ancient Woodland.

Paragraph 156: If land is to be released from the Green Belt, affordable housing must be included - yet it's unclear how future residents will manage transport needs, given the poor bus links to the local train station and Gravesend.

**Lack of Prior Development (Green Belt Misclassification)**  
This site has never been previously developed and therefore does not qualify as "grey belt." It remains Green Belt land.

**Proximity to Ancient Woodland & Ownership Concerns**  
The site directly borders Ancient Woodland, which must be legally and ecologically protected. Water runoff from the site's steep chalk slope could cause environmental harm to the woodland and increase flooding - particularly in Rhododendron Avenue, which already suffers from flood issues. Part of the

affected land is believed to hold the highest level of environmental protection. Additionally, the development would have a devastating visual impact on local residents.

#### Air Quality Concerns

The area already struggles with poor air quality due to high traffic volumes on the A227, and further development will worsen pollution levels.

#### Unsafe Access to A227

Gaining safe vehicular access to this busy arterial road would be extremely difficult, potentially putting lives at risk.

#### Flood Risk and Drainage Role of the Site

The land currently plays a vital role in draining water from both Culverstone Valley and the A227. Developing it would severely increase the risk of future flooding.

#### Lack of Public Transport Infrastructure

With little to no public transport available, a development of 100 homes would likely result in over 200 additional cars using the already congested A227 - particularly during peak hours, when the road is often at a standstill.

---

Kind regards