

# 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 6:41 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:	Meopham GRAVESEND

## Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	<p>The proposed development sits surrounded by several unadopted, single track byways. Meopham as a whole is currently a 3 mile+ long village which has many single track lanes prone to flooding leading off the length of the A227. The developers plans are very short-sighted and do not recognise the amount of times residents are already gridlocked in these lanes for hours on a regular basis just because of an accident or roadworks on the A227 or indeed traffic redirected when there are issues on the M20/A20/A2. All this without recognising the substancial impact the new Lower Thames Crossing will have on traffic along the A227.</p> <p>At school run/commuter times the length of Meopham has crawling traffic as it is. With two Primary Schools, A secondary school and the Helen Allison School the area is inundated with parked cars along the A227 and residential side streets at peak times. The G.P. surgery, library and nursery also attracts traffic at these times. Adding to these already high numbers of cars would make a bad situation noticeably worse. To suggest 'an average of one extra car every 90 seconds' is a meaningless statement made by Esquire. The reality would be a group of cars queueing, all trying to join the A227 near Culverstone Primary School at once. Public transport is expensive and inadequate for existing residents let alone new ones. Bus services are being cut in Kent, not expanded. The first public bus going towards Meopham Station (a 3 mile journey) is 8:20 am. Buses rarely match up with any train times. Buses are one per hour at best. The last bus leaving Gravesend to Meopham is 5:40 pm. No evening service, nothing on a Sunday. This academic year the 305 school bus serving Coldharbour Library (for nearby access to Northfleet Technology College and other schools) was dropped. This leaves the proposed development without reliable public transport. Car use will be essential for getting about. Nearest main supermarkets are a 20 minute drive away.</p> <p>Currently as soon as there is a bit of rain I have to drive my sons out to the A227 if they do want to use the single bus route available to them because of flooding. Lack of adequate drainage is already a major issue. The junction of Carters Hill Lane and Rhododendron Avenue (just south of Blackthorn farm) is constantly flooded right across the (single track) road for 10-20 metres making SAFE</p>

access on foot to the nearest bus-stop impossible (i.e. using Heron Hill Lane on foot isn't safe). This issue has been well documented for years but there has been no solution proposed and yet a new development of this size will only exacerbate this situation. Plenty of other narrow lanes flood in the area due to lack of drainage provision too. I thought people are supposed to be encouraged to walk for environmental and health reasons instead of getting in cars?

Southern Water states that there is currently no capacity for extra surface water, necessitating the need for a pumping station on the proposed site. This in itself demonstrates the strain the drainage issue will cause. Pumping stations do fail on occasions too. What will be the impact on the surrounding area then?

It is already difficult to access G.P appointments locally. Darent Valley Hospital is also over-used with poor parking facilities. There is no bus service from Meopham either. As far as I know, the NHS dentist at Istead Rise (a bus ride away) is at capacity too.

The UK needs affordable homes but I can't see how these would actually be affordable in the current climate?

Where are the recreational /leisure facilities apart from some green space? I don't consider that just because a few farm buildings existed on part of the land that the whole site can be classed as 'grey belt'?

The area does not have enough shopping facilities, leisure facilities, educational facilities, health facilities or adequate transport facilities (including parking) to sustain the 200+ people this development is proposing and what about the other 1100 homes proposed in the area in addition to these ones?

This will destroy the green belt and turn the area into an urban development. It will do significant harm to the bio-diversity of the area. All the other proposed housing developments and the Lower Thames Crossing have to be realistically considered when judging these plans as this development isn't an isolated, one off idea for Meopham.

The A227 hasn't even got pavements running down both sides to make it safe for pedestrians. If you walk any significant length from Culverstone Green down towards Camer Parade you have to criss cross the road a significant number of times (without pedestrian crossings). It's unsafe already, without the extra traffic that will be created.

I object to this development for the reasons above. It will negatively impact wildlife, the lives of existing residents, make terrible drainage issues much worse (especially on the A227 itself which can't cope with existing surface water) and it's not sustainable.

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Kind regards