

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 6:48 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:	[REDACTED] Meopham Gravesend

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	<p>I am writing to object to the proposed development of 100 residential units at Blackthorn Farm. This proposal is unsuitable for the location and presents multiple issues that conflict with national planning policy, environmental protection, and local infrastructure capacity. Key concerns are outlined below:</p> <ul style="list-style-type: none">- Contrary to National Planning Policy (NPPF): The proposal conflicts with multiple sections of the National Planning Policy Framework. The site is not suitable for development due to poor accessibility, lack of sustainable transport, and unacceptable impact on the highway network. Paragraph 116 highlights the importance of avoiding developments that lead to severe traffic impacts or highway safety concerns-both of which apply here. Paragraph 198 also warns against developments that negatively affect living conditions, health, and the natural environment.- Greenfield Site, Not Previously Developed Land: The land in question is undeveloped countryside, not a brownfield or grey belt site. It plays an important environmental and visual role within the landscape.- No Justification for Green Belt Release: This site performs an incredibly important function-preserving open land and separating village communities. Its release for development is unjustified, especially without meaningful provision for affordable housing or transport connectivity.- Increased Pressure on Local Roads (A227): The A227 is already heavily congested, especially at peak times. Adding 100 homes will likely introduce over 200 additional vehicles to a stretch of road already struggling with capacity and safety. There are significant concerns about the ability to create a safe and practical access point to the site from this road.- Poor Public Transport and Car Dependency: The area is poorly served by buses and not within reasonable walking distance of
-----------	---

essential amenities or railway stations. This will force residents to rely on private vehicles, which goes against sustainability goals and will worsen existing traffic and emissions.

- Flood Risk and Loss of Natural Drainage:

The land currently plays a critical role in absorbing water from both the A227 and Culverstone Valley. Development would reduce this natural drainage function, increasing the risk of surface water flooding locally-especially along Rhododendron Avenue, which is already vulnerable.

- Impact on Air Quality:

Additional car journeys from the new development will increase air pollution in an area already affected by traffic-related emissions. This raises particular concerns for children, the elderly, and residents with respiratory conditions.

- Proximity to Ancient Woodland:

The development borders protected ancient woodland, parts of which are owned by a nearby school. There is evidence of possible misrepresentation regarding ownership boundaries in the application. Runoff from the development site could cause irreversible damage to the woodland and disrupt local ecosystems. Parts of this woodland are believed to have the highest level of environmental protection.

- Harm to Local Wildlife:

Residents have recorded sightings of protected species, including bats and a variety of birds, on the site. Footage to evidence this may be able to be obtained. The loss of their habitat would be contrary to environmental protections and biodiversity commitments.

- No Capacity in Local Infrastructure:

Local schools, GP services, and community facilities are already at full capacity. This development would place additional pressure on infrastructure without any plan for expansion or improvement.

- Risk to Village Identity and Separation:

The proposed development risks merging existing village boundaries, eroding the distinct character and separation of nearby communities. This would fundamentally alter the rural setting and contribute to urban sprawl.

- Access for Emergency Services:

The A227 already struggles with congestion, and the addition of more homes would only delay emergency response times. Limited access to the site also raises concerns about how emergency vehicles would reach residents during peak traffic or adverse weather.

This proposal represents inappropriate development in a highly sensitive and unsuitable location. It would result in long-term harm to the environment, local communities, and public services, while offering no real sustainability benefits. I strongly urge the planning authority to refuse this application.

Kind regards