

# 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 9:48 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

## Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:

Dear Sir/Madam,

I am writing to formally object to the above planning application for the proposed development of 100 new homes at Blackthorn Farm. After reviewing the details and considering the potential impacts, I believe this development is wholly unsuitable and should be refused for the following reasons:

### 1. Lack of Essential Services

Schools: Local schools are already at capacity, with no realistic scope to accommodate the additional pupils generated by this development. Families would face long waiting lists and children would be forced to travel outside the area to access education.

Healthcare: GP surgeries are already overstretched, with residents experiencing delays in securing appointments. Adding hundreds of new residents without increasing provision will worsen the situation and put unsustainable pressure on local health services.

### 2. Road Safety and Transport

The proposed access point is onto the A227, a heavily congested main road. Introducing 200+ additional vehicle movements daily would create severe safety risks, particularly at peak times when traffic is already at a standstill. This will also increase the amount of accidents that are already too frequent along this road.

Public transport links are minimal. There is little to no reliable bus service to local train stations, making this a car-dependent development that fails national guidance on sustainable transport.

Increased traffic congestion will also hinder emergency services' ability to reach residents quickly.

### 3. Flooding and Drainage

The site currently acts as a vital drainage system for Culverstone Valley and the A227. Building here would disrupt this natural process and significantly increase flood risks for surrounding homes and roads. This road is already frequently flooded!

### 4. Environmental and Ecological Impact

The site supports a wide variety of wildlife, including protected species such as bats and numerous bird populations. Destruction of these habitats would cause permanent and irreparable biodiversity loss.

Run-off, pollution, and light intrusion from the development would damage this irreplaceable habitat.

The visual impact on the surrounding landscape would be catastrophic for local residents and the rural character of the area.

5. The development would have an unacceptable impact on highway safety, with cumulative traffic impacts considered

### 6. Air Quality and Pollution

The A227 already suffers from poor air quality caused by heavy traffic. Adding hundreds of additional daily car journeys would further degrade air quality, negatively affecting residents' health and wellbeing.

### 7. Community and Character of the Area

The development would contribute to the merging of villages, eroding their distinct character and undermining the rural identity of the area.

Walking distances to essential facilities such as schools, shops, and healthcare services are far beyond acceptable levels, leaving residents dependent on cars for even basic needs.

The A227 and Meopham train station bridges already face heavy weight loads; additional traffic would place further strain on this infrastructure.

### Conclusion

This development would create unacceptable strain on local schools, healthcare, and infrastructure, while causing irreparable environmental harm. It is unsustainable and unsafe.

For these reasons, I strongly urge the council to refuse this application.

Yours faithfully

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Kind regards