

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10/04/2025 6:11 AM from [REDACTED]

Application Summary

Address:	Blackthorn Farm Wrotham Road Meopham Gravesend Kent
Proposal:	Request for a screening opinion in accordance with The Town and Country Planning Act (Environmental Impact Assessment) Regulations 2017 in respect of the residential development proposal at Blackthorne Farm, Culverstone Green, Meopham.
Case Officer:	Ms Amanda Cue

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Wilsons Way Meopham

Comments Details

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

Reasons for comment:

Comments:	1. Overdevelopment and Inappropriate Scale The proposed number of dwellings represents an overdevelopment of a rural site that is not suitable for large-scale residential expansion. Such a high density of housing is inconsistent with the character of the surrounding area, which is predominantly low-density and semi-rural. It would significantly alter the visual landscape and set an unwelcome precedent for further urbanisation of greenfield land. 2. Harm to the Green Belt and Countryside This site lies within or adjacent to the Green Belt and designated countryside. National and local planning policy (including the NPPF) clearly emphasises the protection of Green Belt land to prevent urban sprawl. The development would result in the permanent loss of agricultural land, undermining the fundamental aim of Green Belt designation to maintain openness. 3. Infrastructure and Highway Concerns Wrotham Road (A227) already experiences heavy traffic congestion during peak hours, and local roads are not equipped to handle a significant increase in vehicular traffic. The development would place undue pressure on local highways, increase road safety risks (particularly near schools and junctions), and exacerbate existing transport issues in Meopham. 4. Strain on Local Services Meopham and the surrounding villages currently have limited capacity in terms of schools, healthcare facilities, and public transport. An influx of new residents would place unsustainable pressure on these already stretched services, adversely affecting the quality of life for current residents. 5. Environmental and Ecological Impact Blackthorn Farm and its surroundings are home to a range of wildlife and biodiversity. Large-scale development would disrupt local ecosystems and lead to
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a loss of natural habitat, in contradiction with national environmental objectives. It is unclear whether a comprehensive ecological survey has been undertaken or whether appropriate mitigation strategies are in place.

6. Flood Risk and Drainage Issues

There is concern over the potential impact on local flood risk and surface water drainage. The increase in impermeable surfaces could contribute to flooding both on-site and in surrounding areas, particularly during heavy rainfall.

7. Inadequate Public Consultation

There is a perception among local residents that this application has not been subject to sufficient public consultation, nor has it adequately considered the views of the local community, which strongly opposes the development.

Conclusion

In light of the above, I respectfully urge Gravesham Borough Council to refuse this planning application on the grounds that it represents unsustainable development, contrary to both local planning policy and national planning principles

Kind regards