

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 25/09/2025 9:13 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:	[REDACTED] Meopham

Comments Details

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

Reasons for comment:

Comments:	<p>Objection to Proposed Development at Blackthorn Farm</p> <p>We strongly oppose the proposed development at Blackthorn Farm due to its detrimental impact on the countryside, the villages of Culverstone and Meopham, neighbouring residents, and users of the A227.</p> <p>The site lies within the Green Belt, where residential development-whether a single dwelling or a large-scale project-is inappropriate and should be refused. This proposal represents unacceptable urban sprawl and threatens the rural character and openness of the area.</p> <p>Traffic and Road Safety Concerns</p> <p>The A227 already suffers from significant congestion and safety issues. Introducing a busier junction on this main heavily trafficked road will worsen traffic flow and increase the risk of injury collisions. Crossing the road is currently hazardous due to the high volume and speed of vehicles. The proposed drop kerbs at Ridley Turning offer no meaningful improvement for pedestrians or bus users. A safer, more effective crossing facility, such as pedestrian refuges is essential.</p> <p>Access to and from the development must be made safer-a simple priority junctions are insufficient. Consideration should be given to safer turning refuges or slip lanes. Additionally, improvements to the A227/Heron Hill junction are necessary to enhance safety, reduce traffic speeds, and improve pedestrian crossing provisions.</p> <p>Infrastructure Limitations</p> <p>The existing infrastructure cannot support a significant increase in housing and population. Public transport is virtually non-existent, meaning residents will be heavily reliant on private vehicles. The Travel Plan's claim of 75% car usage for</p>
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work journeys is misleading; in reality, car ownership is likely to be close to 100%, with many owners having multiple cars, as is the case with existing occupiers in the area.

The nearest train station is over three miles away-too far to walk-and cycling infrastructure is inadequate and unsafe. The southbound route is on a continuous incline, making cycling from Meopham Station to the site impractical, taking well over 30 minutes.

The A227 is also prone to flooding during heavy rainfall. Any development must include improvements to surface drainage to prevent further disruption to local users.

Misleading Travel Plan

The Travel Plan contains biased and misleading information. It claims a regular bus service exists, but in reality, the service is infrequent, unreliable, lacks peak-time coverage, ends between 18:00-19:00, has no Sunday service, and does not integrate with train timetables at Meopham Station. Train services to London are limited to London Victoria, offering poor connectivity and undermining sustainable travel options.

Local Services Under Pressure

Parking is already inadequate at Culverstone Green, Meopham Parade, and adjacent to the three local schools, causing congestion and safety risks. The proposed development would worsen this situation, especially given the reliance on car travel for multi-destination trips or that some schools are out of walking reach.

There is a distinct shortage of dental vacancies and we have not been able to register at our local practice for the past several years. Appointments at the GP is also a continuous struggle. School places, and essential utilities such as drainage, telecoms, and electricity-all of which are already under strain.

Construction Impacts

Construction would have a severe environmental impact on nearby residents, including noise, dust, traffic congestion, and mud on the roads. It would significantly disrupt daily life, leaving residents feeling trapped in their homes.

Ineffectiveness of the Travel Plan

The Travel Plan's proposals, including the appointment of a Travel Plan Coordinator, offer no meaningful mitigation. These measures are largely token gestures focused on "liaising" rather than delivering tangible improvements. They will not reduce the environmental/sustainability and highway impact of 100 new dwellings.

Conclusion

We urge you to support the local community by refusing this application.

Kind regards