

# 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 9:32 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 Kent

## Comments Details

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

Reasons for comment:

Comments:	I firmly object to the planning application for the following reasons:  It will significantly increase traffic and worsen highway safety. There are frequent accidents and issues with cars speeding along the A227. Most significantly, several school children were injured, with one having severe life changing injuries, as a result of a bus and tractor collision in 2024, right opposite the proposed entrance of the development. The proposed entrance is also located adjacent to the police speed vans that are frequently situated there. This supports my concerns of road safety which will increase if the development is approved.
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There is considerable lack of public footpaths along the A227. Where paths are available, individuals must cross the road several times to use them, increasing the risk of accidents as a result of unsafe crossings. The proposed development will only exacerbate these issues.

Most households have (on average) 2 cars per household. If the development is approved, it is reasonable to assume that parking will be required for 200+ cars for residents. However, this will further increase with visitors and at school drop off times.

Parking remains a significant issue in the surrounding area during school peak times and the A227 road is narrowed by cars that mount the pavements / grass areas, impacting the traffic and often slowing / preventing heavy goods vehicles and buses from passing. The proposed development will impact this further as the volume of cars / people will increase.

There will be a significant strain on public services including drainage, public transport, and other local services such as doctor surgeries and schools. For example, Culverstone Green primary school is a 'one form' entry village school. As such, there will be more reliance on residents using cars to take their children to other schools as they will need to travel longer distances. Additionally, the average time to secure an appointment with the local GP is anything between 2-4

weeks. Wait times will be impacted further if the proposed development is approved. As such, these services will be unable to support the demands of the new development.

Furthermore, the A227 is frequently impacted by burst water pipes, collapsed drains, gas / underground works. This has been a constant disruption in the 8.5 years that we have lived in our property. As such, traffic is diverted via narrow lanes which often become gridlocked. The existing infrastructure is not fit for purpose, and therefore will become untenable if further housing is built in the area due to increase weight loads on the roads as a result of increased traffic, also affecting access for emergency vehicles. In addition, there will be an increase risk of surface water run-off which will overwhelm local drainage systems and increasing flood risk to existing roads.

The site has not been previously developed therefore I object to the claim of 'grey belt' land.

Culverstone Green maintains a traditional rural character therefore, development in the area will have a detrimental impact on the village setting, history, and charm. Furthermore the site adjoins ancient woodlands which must be protected. The proposed development will result in harm to these important features.

Green / grey belt land serves to preserve the setting of the area which would otherwise be impacted if developed for housing. The National Planning Policy Framework (NPPF) requires a 'brownfield-first' approach for development. In accordance with Gravesham's brownfield register, there are 43 registered brownfield sites in Gravesham that should therefore be developed before green and / or grey belt is considered for development.

There will be significant environmental impacts to protected species such as bats, newts, and birds. This will impacts their natural habitat.

Based on my objections above, I urge Gravesham Borough Council to prioritise green / grey belt land, infrastructure capacity, safety, and prevent the risk of urban sprawl ABOVE approving this new housing development. Brownfield land that exists in the authority area should be prioritised first in line with the NPPF 'brownfield first' approach, and not green / grey belt land.

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Kind regards