

# 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 9:39 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:	I 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.  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.  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. If the development is granted, it should include conditions to provide a more effective crossing facility, such as pedestrian refuges is essential.
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Access to and from the development must be made safer-a simple priority junctions are insufficient. This is evident from a recent severe collision opposite site that involved a school bus being struck by a vehicle joining the A227. Additionally, if the development is approved, it should be conditional on a safer access design as well as improvements to the A227/Heron Hill junction to enhance safety, reduce traffic speeds, and improve pedestrian crossing provisions.
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The existing infrastructure cannot support a significant increase in housing and population. Public transport is virtually non-existent, meaning residents will be fully reliant on private vehicles. In reality, car ownership will be in excess of 100%, as many owners will have multiple cars due to its poor public transport and other sustainable travel option.
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The nearest train station is over three miles away-too far to walk-and cycling is

extremely dangerous due to heavy traffic flow, hgv's and speeds. Cycling from Meopham Station to the site will be very strenuous as this is on a continuous incline, making this journey over 30 minutes.

The area is prone to flooding, especially during heavy rainfall. The development will reduce the ability for water to naturally drain and therefore exacerbate this problem.

The developer claims that a regular bus service exists, but in reality, the service is infrequent, unreliable, lacks peak-time coverage, ends after 6pm, has no Sunday service, and does not integrate with train timetables at Meopham Station. If you've missed the last bus from places like Gravesend or Sevenoaks, you'll be left stranded and potentially left vulnerable.

Train services to London are limited to London Victoria, offering poor connectivity and undermining sustainable travel options.

Parking at Culverstone Green, Meopham Parade, and adjacent to the three local schools is always a challenge. It causes constant congestion and safety risks. In recent times, requiring safety improvements to be made at Meopham Parade. The proposed development will worsen this situation, especially given the reliance on car travel for multi-destination trips and most amenities are only available beyond walking and cycling trips.

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. The development will exacerbate this problem leaving me with the inability to register at our local dental practice.

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.

The Travel Plan's proposals, including the appointment of a Travel Plan Coordinator, offer no meaningful mitigation. The proposed measures will not reduce the environmental, sustainability and highway impact of 100 new dwellings.

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Please reject this application.

Kind regards