

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 10:26 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 strongly object to the proposed planning application for the following reasons:

Inadequate existing infrastructure:

The A227 is frequently disrupted by burst water pipes, collapsed drains, and underground works, which divert traffic into narrow lanes that quickly become gridlocked. Having lived in the area all my life, we have experienced repeated disruption. The existing infrastructure is not fit for purpose and would become untenable with additional housing. Increased traffic will also delay emergency service access.

Highway safety and traffic impact:

The A227 is already a dangerous and congested road. There are frequent accidents, often linked to the volume of vehicles that use it which is impacted further by accidents that occur on the A2, M20 and M25. In 2024, several school children were injured, one with life-changing injuries, in a bus and tractor collision directly opposite the proposed development entrance. Locating the access point so close to this accident site, and adjacent to an area where police speed vans are frequently stationed, highlights the risks. Approval of this development would increase traffic volumes and significantly worsen highway safety.

Pedestrian safety and lack of infrastructure:

Public footpaths along the A227 are extremely limited. Where paths exist, pedestrians are forced to cross the road multiple times, creating hazardous conditions. The development will add more pedestrians and vehicles to an already unsafe environment.

Parking and congestion:

Most households in the area have an average of two cars or more. A development of this scale would generate demand for parking for at least 200 vehicles, before visitors and school-related traffic are considered. Parking is already a major issue during school drop-off and pick-up times, with cars mounting pavements and grass verges, narrowing the road and obstructing

buses and heavy goods vehicles. The additional volume of cars will cause further congestion and safety problems and the parking situation is rarely policed by traffic wardens which further compounds the issues we face daily.

Strain on public services:

Local services are already stretched beyond capacity. Culverstone Green Primary is a one-form entry school, meaning many children will have to travel further for education, increasing car use. Existing GP waiting times are high, and additional demand will worsen access to healthcare. Drainage, public transport, and other services are similarly overstretched and cannot accommodate a large increase in population.

Impact on rural character and heritage:

The site has not been previously developed and should not be considered "grey belt." Culverstone Green retains a traditional rural character, which would be irreversibly harmed by the proposed development. The site also borders ancient woodland, which is an important ecological and historic feature that must be protected.

Planning policy and land use:

Green and grey belt land exists to safeguard rural settings and prevent urban sprawl. The National Planning Policy Framework (NPPF) requires a "brownfield-first" approach. Gravesham's brownfield register lists 43 sites suitable for development, which should be prioritised before any consideration is given to building on green or grey belt land.

Environmental impact:

The area supports protected species including bats, newts, and birds. Development will destroy or damage their habitats, causing long-term harm to local biodiversity. Moreover, surface water run-off from the new development risks overwhelming local drainage and heightening flood hazards on nearby roads.

To conclude, this proposal would undermine highway and pedestrian safety, overload inadequate infrastructure, worsen congestion and parking problems, and place unsustainable pressure on schools, healthcare, and drainage systems. It would damage the rural character of Culverstone Green, threaten ancient woodland, and destroy wildlife habitats. I therefore urge Gravesham Borough Council to reject this planning application. Instead, development should be directed to existing brownfield sites, in line with the NPPF, to protect green and grey belt land, preserve local character, and ensure infrastructure and services are not pushed beyond capacity.

Kind regards