

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 11:45 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] GRAVESEND

Comments Details

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

Reasons for comment:

Comments:	<p>I object to this outline planning application as this development does not comply with the Government's National Planning Policy Framework, December 2024, and does not align with Gravesham's planning strategy.</p> <p>Gravesham Borough Council has stated that it intends to prioritise redevelopment of brown field land. This is a green belt site which has not previously been developed and also does not meet any criteria for grey belt land.</p> <p>It would lead to a continuous urban sprawl joining currently separated small rural communities.</p> <p>The site adjoins a designated area of ancient woodland which must be protected. Important or sensitive species of flora and the wildlife which use areas on or around the site for breeding, nesting, foraging, resting, over-wintering, or migration, are likely to be affected by the development. Such developments affect biodiversity and habitats through disturbance, water and air pollution, noise, and light and can alter feeding and breeding behaviours and cause habitat loss for birds, animals, and insects.</p> <p>The current drainage system is often overloaded as it handles the runoff of surface water from Culverstone Valley and the A227. Further development would likely increase future flooding.</p> <p>There are no reliable modes of local transport in this area with the current bus service being very limited and unreliable. The two train stations are not within walking distance, requiring access by car, and parking at these stations is both minimal and expensive.</p> <p>The proposal for 100 homes equates to an additional 200+ vehicles using the access point on Wrotham Road. This would add to the existing heavy traffic volumes, would not be safe particularly at peak hours when the A227 regularly becomes gridlocked with local side routes being totally inadequate to support</p>
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diversions when required. It would also hugely impact on air pollution.

The A227 is used as a cut-through by various vehicles, including HGVs despite the narrow road and pavements, especially when there are issues on nearby major roads such as the A2, A20, M20, and M25. Highways England has admitted that the new Lower Thames Crossing will also increase the traffic using the A227.

For the above reasons, this application should not be recommended for approval as it is not a reasonable and sensible development.

Kind regards