

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 07/12/2025 5:46 PM from [REDACTED]

Application Summary

Address:	Land At Wrotham Road Meopham Gravesend Kent DA13 0AA
Proposal:	Outline application for the erection of up to 350 residential dwellings , public open space and associated works. Approval is sought for the principal means of vehicular access from Wrotham Road and all other matters are reserved.
Case Officer:	Mrs Katherine Parkin

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Meopham Gravesend

Comments Details

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

Reasons for comment:

Comments:	OBJECTION TO PLANNING APPLICATION 20250992 I wish to register a strong objection to the above planning application for 350 new homes. My reasons for objection are outlined below. 1. Conflict with the Gravesham Local Plan and the National Planning Policy Framework (NPPF) The proposal is contrary to the Gravesham Local Plan and the aims of the NPPF, particularly in relation to sustainable development, protection of the Green Belt, and ensuring that development is supported by appropriate infrastructure. The scale, location, and nature of the proposal do not align with established spatial strategies or sustainable growth principles set out in local and national policy. 2. Severe Impact on Highways, Traffic, and Air Quality Local roads surrounding the proposed development site are already heavily congested, regularly becoming gridlocked at peak times. Inadequate road capacity has led to rural lanes being used as rat-runs, exacerbating congestion and increasing pollution in the area. This is particularly concerning given the close proximity of two schools and a country park, where pedestrian safety and air quality should be safeguarded. Furthermore, public transport services in this area are extremely limited, leaving future residents with little choice but to rely on private vehicles. This directly contradicts sustainable transport objectives within the Local Plan and NPPF. 3. Drainage and Flood Risk The drainage network is already operating at, or close to, full capacity. Additional
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hard surfacing and the increased runoff associated with a development of this scale would heighten the risk of localised flooding. The applicant has not demonstrated that the necessary drainage improvements can be delivered without placing further strain on surrounding land and infrastructure.

4. Harm to the Green Belt, Landscape Character, and Nearby AONB

The site lies within the Green Belt and close to an Area of Outstanding Natural Beauty (AONB). The proposed development would result in significant loss of open countryside and would be detrimental to the rural character of the area. The encroachment into the Green Belt conflicts with its purposes, including safeguarding the countryside from uncontrolled urban sprawl and preserving landscape openness.

5. Biodiversity and Wildlife Impacts

The area is home to a variety of wildlife, including badgers, hedgehogs, owls, and bats. The loss of habitat and disturbance caused by a major housing development is likely to have an adverse effect on these protected and declining species. The proposed mitigation measures fall short of what is required to justify the level of ecological harm.

6. Cumulative Overdevelopment and Pressure on Local Services

This application forms part of a cluster of large-scale development proposals in the immediate vicinity. The cumulative impact of these projects will place unsustainable pressure on already stretched public services, including schools, healthcare facilities, and other essential infrastructure. No credible evidence has been provided to demonstrate that this cumulative impact can be accommodated.

Conclusion

For the reasons detailed above-including policy conflict, transport impacts, drainage concerns, landscape harm, biodiversity loss, and cumulative overdevelopment-I urge the planning authority to refuse this application.

Kind regards