


Comments summary

Dear Sir/Madam,

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

Comments were submitted at 02/12/2025 8:15 PM from 

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: 

Email: 

Address: 

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I wish to submit a formal objection to the proposed housing development in Meopham on the grounds of highways impact, infrastructure capacity, environmental harm, and conflict with local and national planning policy.

1. Highways Safety and Congestion

This section of Meopham already experiences significant congestion. The parade of shops is a recognised accident hot spot due to frequent vehicle manoeuvres, restricted visibility, and the constant flow of pedestrians. The surrounding roads are narrow, heavily parked, and not designed to accommodate a substantial increase in traffic.

The proposed number of dwellings would introduce a minimum of 700 additional vehicles, based on a conservative estimate of two cars per household. This figure does not include delivery drivers, visitors, service vehicles, or construction traffic. The existing network has neither the capacity nor the safety margins to handle this volume. The development therefore fails to meet the requirements of the National Planning Policy Framework (NPPF) regarding safe and suitable access for all users.

2. Insufficient Local Infrastructure

Local services are already at capacity.

- Schools in the area are oversubscribed, with no surplus places available.
- Primary care services, including doctors and dentists, are similarly full and cannot accommodate the expected population increase.

No credible evidence has been provided to demonstrate how the significant additional demand created by the development would be met. Without substantial supporting infrastructure-which is not included in this proposal-the development would place unacceptable pressure on essential community services.

3. Harm to the Character and Setting of the Village

The proposed site sits within a part of Meopham that contributes strongly to the village's historic rural character and lies within or adjacent to a conservation area. Large-scale residential development of this nature would result in the irreversible loss of open green space and fundamentally alter the landscape setting of the village.

This is contrary to local planning policy that seeks to preserve the distinct character of Meopham and protect valued greenfield land from inappropriate development.

4. Availability of Suitable Brownfield Alternatives

There are numerous brownfield sites along the riverfront in Gravesend and Northfleet that already benefit from established infrastructure, including road networks, public transport, schools, and medical facilities. National and local planning policy places a clear priority on redeveloping brownfield land before greenfield sites. The failure to pursue these more sustainable locations raises serious questions about the justification for selecting this rural site.

5. Sustainability Concerns

The development would increase car dependency, contribute to congestion, and generate additional pollution in a location that lacks the transport infrastructure required for a sustainable community. This conflicts directly with the NPPF's requirement for sustainable, plan-led growth.

Conclusion

For the reasons outlined above - highways risk, lack of infrastructure capacity, harm to the conservation setting, unsuitability of the location, and the existence of more appropriate brownfield alternatives - this proposal is contrary to planning policy and should be refused.

I respectfully urge the planning authority to reject the application.

Kind regards