

# 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 8:48 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]

## Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Objection to Planning Application 20250992 - Land at Wrotham Road, Meopham

I am a local resident of Meopham and I wish to object to application 20250992 for the outline development of up to 350 dwellings at Land at Wrotham Road, Meopham. My objection is based on material planning grounds and clear conflict with the adopted Gravesham Local Plan and national planning policy.

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### 1. Green Belt - Inappropriate Development & Harm to Openness

The application site lies within the Metropolitan Green Belt, outside the inset village boundary of Meopham. Under the NPPF, the construction of new dwellings in the Green Belt constitutes inappropriate development, which is harmful by definition and should not be approved except in very special circumstances.

No such circumstances have been demonstrated.

The scale and footprint of 350 homes would result in a significant loss of openness, encroachment into open countryside, and a major urbanising effect on the rural Wrotham Road corridor. This directly conflicts with Local Plan Core Strategy Policy CS02 and the purposes of the Green Belt, particularly preventing

the merging of settlements such as Meopham, Hook Green and Culverstone.

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## 2. Conflict With the Development Plan

The council's own public notice states the proposal is "not in accordance with the development plan". The adopted spatial strategy focuses growth on urban areas and allocated sites, not on speculative large estates in rural Green Belt locations.

Approving this application would pre-empt the Local Plan review, undermine the plan-led approach required by national policy, and contradict the housing distribution framework in Policies CS01 and CS02.

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## 3. Highways & Road Safety (A227 Wrotham Road)

Wrotham Road already experiences congestion, peak-time queuing, school-related traffic and limited overtaking opportunities. Adding traffic from up to 350 homes would materially increase pressure on an already stretched rural road network.

There is limited realistic access to sustainable transport: bus frequency is low, walking routes are narrow in places, and cycling infrastructure is poor. The proposal therefore fails to support sustainable patterns of movement and risks creating severe cumulative impacts, contrary to NPPF transport tests.

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## 4. Pressure on Local Infrastructure

Meopham's primary and secondary schools are already under strain, with KCC repeatedly needing to expand provision. Local GP surgeries, dentists and community services are similarly overstretched.

Delivering 350 homes in a single rural location would place unsustainable pressure on education, health, utilities, and surface water/foul drainage capacity, with no credible evidence that necessary infrastructure can be delivered in time or in full. This conflicts with Policy CS10: Infrastructure Provision.

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## 5. Landscape, Character & Design Principles (CS19)

The proposal would significantly erode the rural character of the A227 approach to Meopham. The historic pattern of development in Meopham is defined by linear frontage, open fields and generous gaps between settlements. A large, dense estate of this scale would be wholly out of keeping with local distinctiveness.

This directly conflicts with Policy CS19 and the Design for Gravesham guidance, which require new development to respect landscape setting, settlement pattern and the natural environment.

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## 6. Ecology & Loss of Natural Habitat

The site includes hedgerows, grassland and wildlife corridors typical of the Meopham countryside. There is insufficient evidence that the proposal will avoid harm to biodiversity or achieve meaningful on-site biodiversity net gain. Large-scale removal and fragmentation of habitat contradict the council's nature recovery objectives.

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## 7. Cumulative Impact

Together with other emerging proposals in the wider Meopham/Culverstone area, this application contributes to a step-change in development pressure with cumulative effects on traffic, landscape character, Green Belt openness and infrastructure. These combined impacts have not been properly assessed or mitigated.

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## Conclusion - Request for Refusal

For the reasons above, the proposal represents inappropriate Green Belt development, causes significant harm to openness, conflicts with the adopted Local Plan strategy, places unsustainable pressure on local infrastructure, and fails to respect landscape and village character.

The application should therefore be refused in accordance with the NPPF and Local Plan Policies CS01, CS02, CS10 and CS19.

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Kind regards