

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 19/11/2025 11:06 AM 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:	Member of the Public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	<p>This is not Grey belt land. It is Grade 2 agricultural land being used growing a CEREAL crop at the time of application NOT a non-cereal crop as repeatedly stated. The assessment is written in Developerspeak, and if having a field surrounded by trees and hedgerows removes it from the rural landscape as claimed and is therefore not part of the Green Belt, then every field in Gravesend north of the A2 should be classified as Grey belt. The description fails to mention the arable land on the southern & western boundaries only mentioning built areas.</p> <p>The bat surveys clearly show that bats use the trees and hedgerows for hunting prey. If the crown of the trees opposite Camer Parade were to be raised as proposed then this would allow excessive light pollution from the shops to destroy the natural habitat the bats prefer. The installation of street lights on the estate would damage the dark sky environment of Meopham. It would create a beacon of light on top of a hill shedding light pollution far beyond the boundaries of the site. The vast majority of Meopham's residential roads have no or very limited street lighting. Crime statistics show that Meopham is no less safe than the rest of the borough that has the benefit of street lighting.</p> <p>The design is claimed to be in keeping with the local building designs. However, all of the post 1960 developments have been built with a limited visual impact on the A227. Here the developers wish to have their estate clearly visible, with the hedge and trees on the A227 cleared away or crowns raised. With it fully illuminated at night so everyone using the A227 has a uninterrupted view of their blot on the landscape. The housing is facing onto the main road, with the occupants exposed to the noise and lights of passing traffic.</p> <p>The traffic/ transport proposals are a complete fantasy. The cycle route around the estate would be a useful velodrome as there are no cycle routes it joins to. It would take a very brave person to cycle to Gravesend on the A227 especially between Meopham and Istead Rise where there is no footpath. The proposed joint cycle/pedestrian pathway on the A227 leads nowhere. The 3 metre width would result in the removal of the grass verge, further detracting from the rural aspects of the village.</p> <p>The access point onto the site from the A227 is situated close to both the</p>
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junctions of Green Lane and Camer Parade. Vehicles exiting the site turning right, would have their vision of approaching Northbound traffic obscured due to the curve of the road. Equally vehicles turning right out of Camer Parade would have their vision obscured by any vehicle waiting in the proposed ghost island for Northbound A227 traffic to turn right into the site. The morning school traffic queues Southbound back from Meopham School to beyond Green Lane often from before 8am, exiting the site would be difficult and only add to the congestion. The site will have off street parking for 500+ vehicles and limited street parking. The proposed 'shoppers car park' is likely to just become a residents car park. The proposed Thames Crossing will add to traffic on the A227, particularly Northbound when there are problems at Dartford.

The bus network referred to is useless for commuters using Meopham Station. The 306 bus only departs Camer Corner at 0828 & 1549. The 308 bus departs at 1009, 1134, 1304, 1434, 1638, 1736 & 1836. The 406 bus only stops at 0718 and arrives at the station 56 minutes later because it goes via Sole Street, Shorne and Gravesend. The walking time for the stated 1.9km distance is between 18 & 22 minutes.

The application makes little of Olive Shaw, which is a strip of woodland that runs along the boundary with Green Lane. This appears on all the historic maps I have found, but there is a proposed access route cut through it with a limited purpose. The plans show view lines within the site, but fail to mention that the view from the public footpath East of the site is completely ruined. As mentioned in the current Local Plan there are distant views all the way to the towers of the QEII bridge at Dartford from the path which will be completely obscured by the houses. The assessment of the impact on the local community makes no allowance for the disruption caused by any new water and sewage services works on local roads.

This pure profit proposal delivers 350 houses with absolutely no benefits to the local community.

The Statutory Biodiversity Metric has not been provided in a legible format. Gravesend planning should require it to be submitted properly so that it can I can assess and comment upon it, which currently I am unable to do.

Kind regards