

# Comments summary

Dear Sir/Madam,

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

Comments were submitted at 10/12/2025 8:21 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] Longfield Road Meopham

## Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I live within [REDACTED] this development & object because:

### LOSS OF LAND & NATIONAL FOOD SECURITY

- This is substantial acreage of fertile & productive 'Green Belt' agricultural land, adjacent to a Conservation Area. We all need to eat. Food production is essential, locally & nationally. This development will destroy it. Forever. This problem is doubly intensified by a similar loss of vital agricultural land beneath 'solar-farms'.

### EDUCATIONAL DISRUPTION:

- This development and its vehicular access will be adjacent to Meopham Community Academy. The pupils require a quiet and pollution-free learning environment. The building phase will generate significant noise & pollution. Inevitably, this will disrupt the children's learning. (A similar problem will be caused by the development on the south side of Longfield Road - 20250993).

### EXISTING TRAFFIC HAZARDS:

- Wrotham Road (A227) is a busy main road. Traffic is constant at peak times - school-run & rush-hour. Access to it at junctions (Longfield Road and Green Lane) is already difficult. Congestion causes tail-backs. Crossing the A227 is hazardous, bordering on lethal. There are already accidents, with pedestrians hit by cars, caused by this situation.

#### EXTRA CARS ESCALATE EXISTING PROBLEMS:

- 350 new houses will mean at least 700 extra cars, plus delivery and service vehicles. They will all need access to Wrotham Road. This will worsen existing hazardous problems. It will be especially bad at peak times. The length and duration of the traffic jams will increase. Inevitably, the noise, the pollution and the danger to pedestrians will be extended and increased to intolerable levels.

#### WROTHAM ROAD / GREEN LANE JUNCTION 'BOTTLENECKS':

- The junctions of Longfield Road & Green Lane with Wrotham Road are already a 'bottle-necks'. This is undeniably true at peak times, especially during school-run and rush-hour. It is even worse when they are used as major diversions when the A2 / M2 motorways are closed. The extra 700 cars from this development (plus the extra 540 cars from the other two developments - 20250993 & 20251116 - a total of 1240 extra cars) demanding access to Wrotham Road will exacerbate that 'bottleneck' problem. They will create noisy, polluting, immovable and hazardous gridlocks at the junctions with Wrotham Road.

#### SIDE ROADS & RAT RUNS:

- Meopham's existing country road & lanes were built for a time of minimal rural traffic. The number of cars in Meopham has increased maybe 10 fold since then. So, drivers look for 'cut-throughs' and parking places in even narrower, residential side roads. This creates even more hazards, more pavement-parking, more pollution, more noise and blockage. The extra 1240 cars from these 3 developments would add to this problem, choking quiet residential roads and bringing movement to a standstill.

#### UNSUSTAINABLE POPULATION INCREASE:

- The population of Meopham was 6795 in 2021. The national average occupancy per household is 2.5 people. So, 350 new houses will add another 875 people. On top of this, the 270 houses in the other two developments will add a further 675 people. In total, Meopham's population will be increased by 1550 people, or nearly 25%. Healthcare facilities, schools and other local amenities are already over-subscribed in Meopham. This influx of people would make those facilities inaccessibly inadequate.

#### OTHER PROPOSED DEVELOPMENTS:

Not mentioned so far is another proposed development - by Iceni Projects & the ██████████ - in Meopham. This development - north of Norwood Lane and Camer Road - proposes the building of yet another 730 homes.

This would introduce another 1460 cars and 1825 people. Access will be via Camer Road. This road is even narrower and more rural than Longfield Road. It is barely wide enough for two cars to pass each other safely. At one end it is restricted in the small villages of Sole Street and Cobham, at the other end is the bottle-neck junction of Green Lane with the Wrotham Road (A227). Adding another fifteen hundred cars to it at peak times would make it utterly impassable.

If all these developments are permitted then:

- an additional 1350 houses will be built in Meopham (existing houses 2718 - approximate estimate);
- there will be an additional 2700 cars creating road hazards and traffic congestion on narrow rural roads, near schools and at bottle-neck junctions with the Wrotham Road (A227);
- the population of Meopham will be increased by 3375 or 50%;

These imposed increases of traffic & population will be unsustainable by the infrastructure and will overwhelm the community.

**FINALLY - FINANCIAL INCENTIVES:**

The average house price in Meopham is £600,000 and rising. The development of 350 houses off Wrotham Road is worth £210 million. If all developments (inc. Camer Road) are permitted then the total value will be £810 million. Unfortunately, the financial incentive - nearly £1 billion for all beneficiaries - will make allowing these developments hard to refuse.

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Kind regards