

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 30/11/2025 4:37 AM from [REDACTED]

Application Summary

Address:	Land West Of Norwood Lane Meopham Gravesend Kent DA13 0YE
Proposal:	Outline application with all matters reserved (except access) for a development of up to 150 dwellings (Use Class C3), including affordable dwellings, and associated landscaping, public open space and infrastructure works.
Case Officer:	Mrs Alison Webster

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Edmund Close Gravesend

Comments Details

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

Reasons for comment:

Comments:

1. Inconsistency with Green Belt Purposes and Local Plans

- Preventing Urban Sprawl: The development would cause the unrestricted sprawl of a built-up area.

- Preventing Merging: The development would prevent neighbouring towns or villages from merging into one another.

- Safeguarding the Countryside: The development represents an inappropriate encroachment into the countryside.

- Loss of Character: The development would harm the setting and special character of a historic town or village.

2. Insufficient Infrastructure and Services

- Transport Impact: The development would lead to a significant increase in traffic congestion, lack of adequate public transport provision, or pose a risk to highway and pedestrian safety.

- Lack of Social Infrastructure: The local community lacks sufficient capacity in schools, healthcare facilities (e.g., GP surgeries), and other public services to support the new homes.

- Drainage and Flooding: The site is at risk of flooding, or the development's drainage strategy is inadequate and would exacerbate flooding in the local area.

3. Design, Character, and Amenity Issues

- Design and Appearance: The design, scale, height, or density of the proposed buildings are out of character with the existing street scene and local area.
- Loss of Amenity: The development would cause a significant and demonstrable loss of amenity for neighbours, such as through:
 - Overlooking/Loss of Privacy: The new homes would directly overlook existing properties, causing a loss of privacy.
 - Overshadowing/Loss of Light: The height or proximity of the development would result in a significant loss of sunlight or daylight for neighbouring homes and gardens.
 - Overbearing Impact: The sheer size or massing of the buildings would be oppressive and visually dominant from neighbouring properties.
- Pollution and Noise: The development would lead to unacceptable levels of noise, light, or air pollution during and after construction.

4. Environmental and Ecological Harm

- Loss of Biodiversity: The development would result in the loss of important habitats for wildlife or remove mature trees and hedgerows that contribute to local biodiversity.
 - Contamination: The site is contaminated and the developer's plan to mitigate this risk is insufficient or poses a risk to health and the environment.
 - Irreplaceable Habitats: The land contains irreplaceable habitats, as defined by the NPPF, such as ancient woodland or veteran trees.
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Kind regards