

Dickens' Country Protection Society

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24th November 2025

Dear Mrs Webster

Re Land at Wrotham Road Meopham, Gravesend, Kent DA13 0AA
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. Planning application GR/2025/0992

Thank you for your letter of 12th November 2025 concerning the above. The Society wishes to register an objection to the application on the following grounds:

- (a) The site is in an area where Green Belt polices apply, where new residential development would not normally be permitted. No special circumstances have been put forward which would warrant overriding Green Belt policy. The development proposed would have serious impact on the openness of the Green Belt.
- (b) The site is indicated on the (Interim) Agricultural Land Classification Map as Grade II. National Policy is that land which is identified as grades 1, 2 and 3A should be safeguarded from development and a sequential approach should be adopted in identifying for development.
- (c) It is stated in government policy that development should be sustainable. In the Society's view constructing housing on high grade agricultural land cannot be considered sustainable.
- (d) The Society notes that approval is sought for the principal means of vehicular access from Wrotham Road. With reference to drawing P25-0485 D2_1006/Sheet: 1 Rev C the Perimeter Plan, the Society would question the proposed location of the principal means of vehicular access from Wrotham Road shown on the above drawing in red. In the Society's view, this is not a suitable location for the principal means of vehicular access. There is likely to be a conflict between traffic turning right to enter the site and traffic queuing to turning right off the A227 into Green Lane. There is also likely to be a