

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 06/12/2025 8:27 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] Meopham

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	<p>1. 'Gravesham Stage 2 Green Belt Study' identified this area of Green Belt land (HG6) with the highest 'High Harm' impact rating to the Green Belt, if released for development.</p> <p>In the Local Plan Regulation 18 consultation supporting documents, the 'Gravesham Stage 2 Green Belt study' final report, identified areas of Green Belt land adjacent to the rural settlement boundaries, and each area was allocated a 'Harm' rating if removed from Green Belt status.</p> <p>This area of land was considered in the Green Belt Study, and was allocated the highest level of harm rating to Green Belt (if released for development) in the whole study.</p> <p>2. Site is prime Green Belt land, inappropriate for housing development.</p> <p>The site is not plan led and appears to a purely opportunistic attempt to gain outline planning on prime high quality Green belt agricultural land (Grade 2) that has been farmed for centuries. 'Google Earth Pro' historical images clearly identify that the land continues to be farmed intensively since the earliest arial images became available. (1945 to present day).</p> <p>In fact, an earlier planning application on this site in 1988, was rejected on a number of grounds including the 'loss of an area of special significance for agriculture'.</p> <p>In addition, development of this site would amount to ribbon development along the A227, obliterating the green open space between Hook Green and Meopham Green.</p>

3. Site would generate unacceptable amounts of additional traffic on both the A227, and the rural road network, with serious hazards to safety. An earlier planning application on this site in 1988 for 15 homes (just 4% of the number of homes in this application), was rejected due to 'The proposal, if permitted, would generate unacceptable amounts of additional traffic on the rural road network and would create serious additional hazards to traffic safety'. Since that time, road conditions have only worsened, and the impact of the Lower Thames Crossing will only serve to exacerbate this situation. Water run off from the site location also presents a flooding hazard to the A227, exacerbating a known issue on the A227 through Meopham. There is also evidence that the existing waste water drains/sewage runs would be inadequate to support such a development in Meopham.

4. Lack of facilities to support a significant development.

The site is 1 mile distance from Meopham train station, and there is no disabled access to the platforms. This coupled with the danger to cyclists on the A227, and the limited bus service, makes extensive car travel inevitable for any development within Meopham.

When compared to the current housing level of Meopham, this site proposal would generate a significant population increase for Meopham, and a substantial increase in traffic, which is unsustainable for such a rural environment, and incompatible to achieving a carbon neutrality target by 2030.

The claims of the number of doctors available at Meopham Surgery is incorrect, as the surgery has temporary registrars/trainees. This is backed up by the difficulty in obtaining doctor appointments for the current population of Meopham. In addition, parking is virtually impossible at Meopham Surgery with just the current population.

Kind regards