

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 13/05/2025 6:59 AM from [REDACTED]

Application Summary

Address:	Land At Wrotham Road Meopham Gravesend Kent DA13 0AA
Proposal:	Request for a screening opinion in accordance with The Town and Country Planning Act (Environmental Impact Assessment) Regulations 2017 in respect of an EIA Screening Opinion to determine whether two outline planning applications for residential developments, one for up to 350 dwellings and one for up to 120 dwellings, at Meopham, Wrotham Road constitutes EIA development.
Case Officer:	Ms Amanda Cue

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Meopham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer made comments in support of the Planning Application

Reasons for comment:

Comments:	I strongly object to the proposal to build on the greenbelt but of course support the need for an Environmental Survey. This field is greenbelt land and should be protected. It is an area of natural beauty with this field and the one opposite giving off a sea of yellow when the rapeseed flowers in the summer. If this field is built on then the precedent is set for the field opposite to be built on and part of the essence and beauty of Meopham will be lost forever. What other fields will be built on next? This is the whole idea behind the greenbelt that the rural identity of villages such as Meopham is protected. The greenbelt should only be built on after all other sources of building on have been exhausted. Have we locally exhausted all brownbelt and greybelt land? This is certainly not the case on a national level. Is there actually a need for local housing on the scale of the proposed in Meopham? The local school is over-subscribed as it is already. Developments such as these tend to require their own school being built within the development. Not just taking a chance that the school can handle the influx. Meopham is traditionally a picturesque retirement village I do not fully appreciate the need or the lack of housing in the area. It is a self sustaining village with minimal facilities sufficient to cater for the local population. Adding this amount of houses, moves young families into an area that is really catered for self sufficient families and retirees. I struggle to agree with the argument that we need to create housing for local families. This has always been a small village so where are the local families coming from if they never lived here in the first place? There is no local need or local desire for these developments which you would be able to assess from the sheer number of objections. Facilities have had time to balance local needs by the historically cautious approach to development in Meopham. Adding an extra 500 houses and more than 50% increase in the local population is not sustainable development and the local facilities will break under the pressure.
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My next point revolves around the character of the village this is a unique picturesque village and a housing estate such as the proposed will be completely out of character for the village. Individual, detached character properties and then sandwiched into the centre of the village a densely packed in housing estate. You will be concreting over an area of natural beauty to create a local eye sore. I live in [REDACTED] and we are a conservation area and putting a densely populated housing estate next to a conservation area and the listed St John Church again adds further weight to the argument that this is out of scope for the village as a whole but also the immediate surrounding neighbours.

My next objection revolves around the habitat of local wildlife. In [REDACTED] we have squirrels and rabbits who have made the land their own and live peacefully amongst us. Housing estates such as the proposed will bring vermin and foxes to the area and will drive these animals from their habitats. Sadly it is not hard to imagine a massacre of local wildlife.

The trees that will have to be felled to produce this housing estate have been here for centuries and should be protected at all costs.

The layout of Meopham essentially being one long road with residents having equal access to this road does not support a densely populated housing development where over 1000 residents are sharing the same single in and out access point. Put this opposite a school and a well used parade of shops and this a recipe for disaster in the local rush hour.

My final point and the one that is most laughable about the proposal is the quota for low cost housing. Low income families need facilities on their doorstep with access to immediate public transport in the absence of owning a car. Putting these individuals in a field, in what will remain regardless of whether this proposal is accepted or not, a remote village, is dangerous and isolating and will inevitably lead to social issues. Yes Meopham has a train station but this is an incredibly expensive way to commute and low income families are sadly priced out of this form of transport.

I hope this clarifies my objection. Firstly and primarily on grounds that the beauty of these lands and the character of the village be protected for future generations to enjoy. Then focusing on the proposal itself it seems excessive, unwarranted and unnecessary. The village would have to dramatically see an influx in local facilities which currently seem in balance with the local needs. Creating a further problem to fix a fabricated and baseless desire for additional local housing in Meopham.

Kind regards