

# 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 8:52 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] Cottage Camer Street Meopham

## Comments Details

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

Reasons for comment:

Comments: I am whole-heartedly against this proposal due to the impacts it will have on highway safety, the increase in flood risk, loss of wildlife habitat, the impact on air-quality and the overall conflict with the Gravesham Local Plan and NPPF. The scale of the development is not in-keeping with the characteristics of the historic and environmentally friendly nature of Meopham.

### Conflict with Green Belt Purposes and Policy

The development would have an enormous impact on the very nature of the well renowned Kent countryside....

- Urban Sprawl: The proposal would contribute to the unrestricted sprawl of a large built-up area. Meopham is a beautiful village which has an unquestionably gorgeous rural feel with characteristic charm. It is one of the most aesthetically appealing in the whole of Kent. Why would anybody consider ruining this?
- Loss of Openness: The development would harm the essential characteristic of Green Belt land, which is its openness.
- Merging of Towns: The development would lead to the merging with neighbouring villages, which is a key function of the Green Belt.
- Encroachment on the Countryside: It would lead to unnecessary encroachment into the countryside.
- Conflict with Gravesham Local Plan as well as NPPF : The development is contrary to the local development plan or the National Planning Policy Framework (NPPF)

### Environmental, Wildlife, Biodiversity Impacts

- Loss of Biodiversity/Wildlife Habitat: The development would harm protected species or their habitats including the badgers, hedgehogs and owls and bats. There would be a severe loss in habitat connectivity, especially considering the multiple simultaneous applications. This is a contravention of NPPF Chapter 15 regarding conserving and enhancing the natural environment.
- Loss of High-Quality Agricultural Land: The site is high-quality agricultural land that should be preserved.
- Increased Flood Risk: There appears to be no account for the fact that some of

the area does not have mains drainage. The development site is an essential addition to natural drainage in an area which is already prone to regular flooding. Without it, surface water run off would encroach on nearby lanes, which are already regularly flooded. Without suitable measures taken, foul drainage would pose a risk to non-mains systems.

- Harm to Landscape/Visual Amenity: It would be visually damaging in the landscape of this environmentally pleasing area with its natural beauty.

#### Infrastructure and Amenity Issues

- Highway Safety: The local roads in this area are in keeping with the natural environment and are generally classified as country lanes, with the essential main routes through. These are regularly heavily congested. Increased traffic generation and poor access would prejudice highway safety,

- Inadequate Infrastructure Capacity: The local services such as schools (Meopham, Cobham & Culverstone), GP surgeries, and public transport links do not have the capacity to support the additional residents or use. I do not feel there is credible mitigation in the proposal.

- Residential Amenity: The proposal would negatively impact the quality of life of neighbouring residents through increased noise/disturbance, which is not a characteristic of rural living.

- The development conflicts with sustainable development principles as stated in NPPF paragraphs 110-113. The addition of the number of dwellings proposed and the extra vehicular movement is not sustainable on the road infrastructure in place. When the A2 becomes congested, diversions are taken which totally block all roads in the vicinity of the development. More local cars would cause similar gridlocks more regularly.

#### Heritage and Character

- Harm to Heritage Assets: The development would harm the setting of local listed buildings. The proposal would severely damage the preservation of the beauty that surrounds some gorgeous listed buildings, for example Camer House and the properties in Camer Street and surrounding areas. The beauty of these buildings, their surroundings and their heritage has been preserved for hundreds of years and this proposed development (along with the other proposals nearby) would have an enormous impact on the overall historic nature of the area.

- Vibration Damage : The local listed buildings would be subject to damage caused by vibration during construction. There has been no mention of any mitigations or monitoring for such in the proposal. This could lead to irreversible, lasting damage to historic buildings.

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Kind regards