

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 26/11/2025 2:06 PM 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:	Wrotham Road Gravesend

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	<p>I am writing as a resident of Wrotham Road in Meopham to object strongly to Planning Application 20251116. My reasons for objection are detailed below.</p> <p>1. Flooding, Drainage & Surface Water Management Concerns</p> <p>The site sits on elevated land that naturally drains towards the lower-lying parts of Meopham, including Norwood Lane, Wrotham Road and the surrounding fields. During periods of heavy rainfall, these areas already experience:</p> <p>Standing water on the highway</p> <p>Overloaded ditches and gullies</p> <p>Run-off flowing across roads and towards residential properties</p> <p>Adding up to 150 dwellings will significantly increase impermeable surfaces, exacerbating:</p> <p>Surface water run-off</p> <p>Overloading of existing drainage systems</p> <p>Localised flooding risk</p> <p>Downstream flood impact on Wrotham Road and adjacent areas</p> <p>No robust, detailed Sustainable Drainage System (SuDS) plan has been provided to demonstrate that flood risk will not increase. This fails to meet the requirements of the National Planning Policy Framework (NPPF), which mandates that new development must not increase flood risk elsewhere.</p> <p>2. Severe Highway & Traffic Impact</p>
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Norwood Lane, Wrotham Road and surrounding routes already experience:

Congestion during peak hours

Narrow and winding sections unsuitable for increased traffic

Safety risks from speeding, poor visibility, and lack of pavements

Conflicts between vehicles, pedestrians, cyclists and horse riders

An additional 150 homes could introduce 300-450 cars, generating:

Significant extra traffic at peak times

Longer queues at the Wrotham Road junction

Increased risk of collisions

Pressure on already limited roadside parking

The submitted transport assessment does not reflect the real conditions experienced daily by residents and underestimates the cumulative traffic load from other nearby developments.

3. Unacceptable Impact on Rural Character & Landscape

Meopham's charm and identity rely on its linear settlement pattern and surrounding open countryside. This proposal would:

Extend the built-up area further into open rural land

Substantially erode the rural setting of Norwood Lane

Harm key views across agricultural fields

Create suburban-style sprawl incompatible with Meopham's character

A development of this size is disproportionate to the existing settlement and does not integrate sensitively with the rural landscape.

4. Loss of Residential Amenity

Residents living near Norwood Lane and Wrotham Road will be negatively affected through:

Increased noise and light pollution

Overlooking and loss of privacy

Disruption from construction vehicles

Loss of tranquillity currently provided by open fields

These effects will materially reduce quality of life for existing residents.

5. Environmental & Ecological Harm

The site currently supports:

Birds such as skylarks, kestrels and owls

Bats

Small mammals including foxes and deer

Pollinators and other invertebrates

Established hedgerows and native trees

Replacing this habitat with housing will result in:

Biodiversity loss

Fragmented wildlife corridors

Reduced ecological connectivity

Loss of important green space

There is no credible biodiversity net gain strategy in the application.

6. Policy Conflicts

The proposal appears inconsistent with:

The Gravesham Local Plan Core Strategy (including policies on sustainable development, environmental protection, and settlement structure)

The NPPF (in areas such as flood risk, infrastructure capacity, environmental protection and rural character)

The application does not demonstrate that these policy requirements are met.

7. Cumulative Impact of Multiple Major Developments in Meopham

This application must be assessed alongside other large-scale proposals in Meopham. Current nearby applications include:

Application Ref	Location	Proposed Dwellings
20250992	Wrotham Road	350 homes
20250993	Longfield Road	120 homes
20250802	Blackthorn Farm, Wrotham Road	100 homes
20251116 (this application)	Norwood Lane	150 homes

This amounts to 720 new dwellings, introducing:

Potentially 1,000-1,400 new vehicles

Several thousand new residents

Increased surface water and drainage pressure

Heavier demand on GP surgeries, schools, utilities and the road network

Large-scale loss of green space

None of the applications adequately assess or address the cumulative impacts. Approving these developments individually risks uncontrolled and unsustainable expansion of Meopham.

Conclusion

For the reasons outlined above, I respectfully request that Planning Application 20251116 be refused. The proposal is inappropriate in scale, location and design, and will significantly harm the character, infrastructure, environmental quality and flood resilience of Meopham.

Should the Council be minded to approve the application, I request that stringent conditions be imposed concerning drainage, highway improvements, ecological protection, and infrastructure capacity.

Kind regards