

# 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 3:08 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] Gravesend

## Comments Details

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

### Reasons for comment:

Comments:	<p>I object to the proposed development at Land At Wrotham Road Meopham Gravesend Kent DA13 0AA , on the grounds that it conflicts with key policies of the Gravesham Local Plan and fails to meet necessary tests for development in the Green Belt and sensitive areas.</p> <p>1. Conflict with Green Belt protection and development strategy</p> <p>According to the Gravesham Local Plan Core Strategy (2014), the extent of the Green Belt is defined on the Policies Map, with the explicit purpose of: maintaining a permanent open area to prevent sprawl and coalescence between settlements; safeguarding the countryside from encroachment; and encouraging development to focus on under-used, previously developed land within urban areas.</p> <p>The plan's strategy (Policy CS02: Scale and Distribution of Development) supports development outside settlements only where it is compatible with national Green Belt protection policy and the Local Plan. This proposal would represent new residential development on Green Belt land. That is "inappropriate development" unless very special circumstances are demonstrated. The applicant has provided no evidence to that effect.</p> <p>Because of this, the proposal fails to satisfy the primary objective of the Local Plan's settlement strategy - to concentrate new housing within existing urban areas, brownfield sites, or settlements inset from the Green Belt.</p> <p>2. Incompatibility with Local Plan's structure and settlement hierarchy.</p> <p>The Core Strategy envisages that most of the Borough's housing growth should take place on urban sites, "Opportunity Areas" or "Key Sites," and other sites</p>
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within existing settlements.

Development outside the defined built-up area or inset villages (i.e. on Green Belt/rural land) is clearly intended only under exceptional circumstances - which do not appear to apply here.

Thus, this scheme undermines the spatial strategy of the Local Plan.

### 3. Local Design / Environmental Standards and Biodiversity / Green Infrastructure Policies.

The Council's adopted Supplementary Planning Document, Design for Gravesham (SPD), underpins the design expectations for all new developments, with the ambition to "reflect local character and protect green spaces and heritage."

The Local Plan also includes a policy on Green Infrastructure (Policy CS12) to protect and manage natural habitats, landscape character, and biodiversity. If the site is part of or close to any locally designated natural environment, wildlife corridor, or green infrastructure network - especially given your mention of parkland and biodiversity - the development would run directly contrary to these aims.

No credible evidence has been submitted to show that the proposal would deliver appropriate environmental mitigation, habitat protection or biodiversity net gain as required under these policies.

### 4. Transportation / Highway Impact and Infrastructure Capacity

The Local Plan identifies transport as a key consideration under Policy CS11 (Transport) and saved policies such as T1 (Impact of Development on the Highway Network) and T4 (Development outside Built-Up Area) from the First Review.

Given that the local roads (notably junctions connecting to the A227) are already congested, and given the likely increase in traffic from the proposed development, the residual cumulative impact would be significant. That undermines sustainable development and conflicts with local policy aims for safe, manageable transport and accessibility.

### 5. Unsustainable Pressure on Local Services and Infrastructure

The Local Plan emphasises sustainable development - balancing housing need with infrastructure capacity, environmental protection and maintaining community well-being (Policy CS01 - Sustainable Development).

Given the scale of the proposed development, there is a high risk of overburdening existing services (roads, schools, healthcare, utilities, green spaces). Without clear evidence that infrastructure can be upgraded or is sufficient, the proposal fails to meet the sustainable development test.

In Conclusion:-

On the basis of the above policy conflicts - with the Gravesham Local Plan Core Strategy, the Green Belt objectives, green infrastructure / biodiversity protection, transport and infrastructure capacity - I respectfully request that the Council refuse this application.

The development would represent inappropriate Green Belt development; it would compromise the settlement strategy, local environment and infrastructure; and it fails to satisfy policy tests for sustainable development under both local and national policy.

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Kind regards