

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 3:23 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:	[REDACTED] Gravesend

Comments Details

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

Reasons for comment:

Comments:	<p>I wish to object to this proposal on the following grounds:</p> <p>Green Belt status - fundamental policy protection.</p> <p>The site lies within the Borough's designated Green Belt. The fundamental aim of Green Belt policy is to keep land permanently open, to prevent urban sprawl, to safeguard the countryside, and to prevent neighbouring settlements merging.</p> <p>The Council's own Green Belt policy (and emerging Development Management policies) makes clear that "inappropriate development" - including new buildings - will not be permitted, unless "very special circumstances" are demonstrated that clearly outweigh the harm to the Green Belt and any other harm.</p> <p>The proposed development fails to meet any of the limited exceptions recognised by policy (e.g. for agriculture, forestry, or recreation facilities).</p> <p>Harm to openness, character and landscape</p> <p>The proposed scheme would result in loss of openness, both visually and spatially. The mere presence of new buildings (or expanded built footprint / hardstanding / infrastructure) undermines the essential characteristic of Green Belt land: its permanency and openness.</p> <p>Because the site abuts open countryside, parkland and the North Downs, the development would materially detract from the character of the area: the rural / semi-rural setting would be replaced by built form, harming the landscape, the rural character, and the setting of the surrounding natural environment. This conflicts with the local Green Belt purposes identified in the Borough's Green Belt Study.</p>
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Lack of "very special circumstances" or overriding need

National policy under National Planning Policy Framework (the NPPF) requires "very special circumstances" to justify inappropriate development in the Green Belt. These circumstances must clearly outweigh the harm caused.

In this case, no such circumstances have been demonstrated. The application does not identify any exceptional public benefit, compelling need, or other overriding justification - and certainly nothing that outweighs the harm to openness, landscape character, and the strategic function of the Green Belt.

Without such justification, the development should be refused in line with both national and local policy.

Local infrastructure, congestion and sustainability concerns

Even leaving aside Green Belt policy, there is a sensible planning argument that the local area is already congested, with infrastructure and public services under pressure. Additional development of this scale will exacerbate these problems.

The concept of "sustainable development," central to the NPPF, requires not only housing or built form but also appropriate social, environmental and infrastructural capacity. This proposal does not seem to satisfy those wider objectives given existing constraints locally.

Consistency with Local Plan and Council's stated approach

The Borough Council has committed - in preparing and reviewing its Local Plan - to preserve the Green Belt's openness and to resist inappropriate development unless there are very special circumstances.

Granting consent for this application would therefore be contrary to the Council's own policy intentions, as well as national policy.

Conclusion and Recommendation

For the reasons above - particularly the conflict with Green Belt policy, the harm to openness and landscape character, and the lack of any very special circumstances or compelling justification - I request that the application is refused.

Kind regards