

# 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 3:41 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: Dear Planning Officer,

I wish to object to planning application 20251116 for the construction of up to 150 dwellings on land West of Norwood Lane, Meopham. My objections are based on the following material planning considerations:

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1. Severe traffic pressures and access concerns

- Norwood Lane is already narrow, constrained and unsuitable for significant increases in traffic volume.
- The proposed access arrangements will concentrate traffic onto a road network already under strain, particularly at junctions with Wrotham Road and surrounding local routes.
- Increased traffic will heighten risks for pedestrians, cyclists, and schoolchildren and worsen congestion during peak hours.
- No convincing evidence has been provided that the local highway system can safely accommodate the substantial increase in vehicle movements generated by 150 dwellings.

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2. Harm to rural character and landscape

- The development site contributes to the rural identity and openness of Meopham; building a large housing estate in this location would fundamentally alter its character.
- The proposal would introduce urban-style density into an area that currently serves as an important green buffer.
- Given the outline nature of the application, there is no clear demonstration that the design, scale or layout would respect the local landscape or village character.

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3. Lack of capacity in local infrastructure and services

- Schools, GP surgeries, public transport, parking facilities, and drainage systems are already under pressure in Meopham.
- The application provides no robust assessment of how the additional demand created by 150 new homes will be met.
- Without guaranteed investment in infrastructure, this development risks placing unacceptable strain on community facilities.

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4. Environmental and ecological impacts

- Development of this site would result in the loss of greenfield land that supports wildlife and contributes to biodiversity in the area.
- There is no detailed ecological assessment or clear mitigation strategy due to the "all matters reserved" approach.
- Increased hard surfacing will elevate risks of surface-water run-off and potential localised flooding.
- The proposal offers insufficient detail to demonstrate that environmental harm can be avoided or appropriately mitigated.

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5. Insufficient detail due to outline status (all matters reserved)

- With layout, scale, appearance, landscaping and detailed design all reserved, the Council and the public cannot properly evaluate the full impacts of the proposal.
- Approving this application "in principle" would allow a large development to proceed without adequate scrutiny of its final form.
- A development of this size should be supported by detailed plans to ensure proper assessment of visual, environmental, infrastructure and amenity impacts.

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6. Potential conflict with local planning policies

- The development does not align with policy objectives to protect the countryside, prevent coalescence of settlements, and ensure sustainable, infrastructure-supported growth.
- The site is not allocated for major housing development in the current Local Plan.
- Traffic, landscape and environmental concerns all weigh against granting outline permission.

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Conclusion

For the reasons listed - including unacceptable highway impacts, harm to rural character, insufficient infrastructure capacity, ecological concerns, and the lack of necessary detail - I strongly object to planning application 20251116 and request that the Council refuses permission.



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Kind regards