

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 09/12/2025 8:07 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] Sole Street

Comments Details

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

Reasons for comment:

Comments:	<p>1. Highways and Access Safety Access to the site is extremely limited. All routes are narrow country lanes already used heavily by residents, school traffic and agricultural vehicles. These roads are not suitable for construction vehicles or HGVs. The restricted access means construction traffic will choke these lanes, block safe passage in and out of Sole Street and increase risks for pedestrians, cyclists and school children. Emergency access may also be compromised. The proposal fails to demonstrate safe or suitable access in line with Kent County Council Highways expectations.</p> <p>2. Unsustainable Traffic Impact The development may introduce more than 700 additional cars. The A227 and Meopham Parade junction already suffer daily congestion, slow movement and regular near misses. Current pressure from narrow roadways, school drop-off traffic and limited parking means additional vehicles will increase accident risk and force more traffic into country lanes not designed for it.</p> <p>3. Construction Access and Disruption Construction access is severely constrained. The only available routes are narrow, winding and unable to support HGVs safely. For the full duration of construction, heavy vehicles will obstruct the road network, slow movement, damage road surfaces and cause continuous</p>
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disruption to residents. There are no alternative access routes to ease this impact. This alone makes the scheme unsuitable for this location.

4. Encroachment on Sole Street

As a Sole Street resident, I object to the development's impact on the hamlet. It will engulf Sole Street into Hook Green and Meopham, removing its rural separation and identity.

Increased traffic, noise and urbanisation will harm the quiet character of the area and may negatively affect house values due to reduced amenity and congestion.

5. Harm to Green Belt and Farmland

The site is Green Belt and active farmland. The National Planning Policy Framework clearly states that such development is inappropriate unless very special circumstances are proven, which has not been demonstrated. Building here removes productive agricultural land and damages the openness and rural character of the area.

6. Visual Intrusion and Loss of Rural Setting

Large-scale housing will replace open countryside, creating a significant visual intrusion. It will permanently destroy the rural setting of Sole Street and Meopham and eliminate the separation between settlements.

7. Parking Pressure and Junction Overload

Parking around Meopham Parade is already insufficient. The junction regularly suffers from standstill traffic.

Hundreds of extra vehicles will worsen delays, increase conflict points and force overflow parking into surrounding residential roads which are already full.

8. Local Infrastructure Cannot Cope

Local GPs and schools are oversubscribed with no spare capacity. The application offers no viable plan to expand essential services.

Adding hundreds of new households will place unsustainable pressure on already stretched public infrastructure.

Conclusion

The development is unsuitable for the Green Belt, unsafe for the existing road network and harmful to Sole Street's identity. Extremely limited construction access will cause significant disruption and negatively impact residents from day one. The long-term traffic load, infrastructure strain and visual harm make this proposal unacceptable.

The application should be refused.

Kind regards