

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 8:09 PM from Mr Krishnan Patel.

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 Cobham Gravesend

Comments Details

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

Reasons for comment:

Comments:	<p>1. Severely Limited Construction Access The sole access routes are narrow, winding country lanes that already carry steady daily traffic from residents, school users and agricultural vehicles. These routes cannot safely accommodate heavy construction lorries. The restricted access means construction vehicles will regularly block roads, delay residents, and heighten risk for pedestrians and school children. Emergency vehicles may also struggle to reach properties. This location is fundamentally unsuitable for a construction project of this scale.</p> <p>2. Highways Safety and Day-to-Day Access Even after construction, the road layout remains inappropriate. These lanes were never designed to carry high volumes of traffic or large service vehicles. The proposal does not provide safe or practical access and falls short of basic highway safety expectations. Existing users already experience difficulty navigating these tight roads, and any increase will sharply raise the risk of accidents.</p> <p>3. Traffic Impact on the A227 and Surrounding Roads The development could generate more than 700 extra cars. The A227 and the Meopham Parade junction already suffer from daily congestion, slow movement and frequent near misses. With roads already restricted by school traffic, parked cars and narrow widths, additional vehicles will worsen delays and increase collision risk. Overflow traffic</p>
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will inevitably be pushed into surrounding country lanes that cannot support it.

4. Parking Pressure and Junction Overload

Meopham Parade is already short on parking capacity. The main junction often operates at or beyond its limit.

Adding hundreds more vehicles will intensify these problems and force overspill parking into residential streets, creating ongoing disruption for existing households.

5. Threat to Sole Street's Distinct Identity

As a Sole Street resident, I am deeply concerned that this scheme will effectively merge the hamlet into Hook Green and Meopham. The separation that gives Sole Street its quiet rural character will be erased.

Traffic, noise and increased activity will fundamentally alter the feel of the area and undermine local quality of life. This erosion of character may also negatively affect property values.

6. Loss of Green Belt Land and Active Farmland

The site lies within the Green Belt and is used for productive farming. National policy is clear that development in the Green Belt is inappropriate unless very special circumstances exist. None have been shown.

Replacing farmland with dense housing permanently removes agricultural value and harms the openness and character of the countryside.

7. Visual Impact and Landscape Harm

Introducing large-scale housing onto open farmland will dramatically alter the landscape. The development will dominate views, erase the rural setting and eliminate the natural buffers between villages. This is a long-term and irreversible change.

8. Strain on Local Infrastructure

Local GPs and schools are already oversubscribed. The proposal offers no credible plan to expand essential services.

Introducing a significant number of new households will put unsustainable pressure on health and education provision, reducing access for existing residents.

Conclusion

This proposal does not fit the location, the landscape or the local infrastructure. The roads are too narrow, the access is too restricted, the Green Belt land is too sensitive and the surrounding services are already stretched. The cumulative effect of these issues is a development that would create long-term harm to Sole Street and the wider community.

On balance, this is not a sustainable or suitable scheme and should be refused.

Kind regards