

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 05/05/2025 6:35 AM from [REDACTED]

Application Summary

Address:	Land At Wrotham Road Meopham Gravesend Kent DA13 0AA
Proposal:	Request for a screening opinion in accordance with The Town and Country Planning Act (Environmental Impact Assessment) Regulations 2017 in respect of an EIA Screening Opinion to determine whether two outline planning applications for residential developments, one for up to 350 dwellings and one for up to 120 dwellings, at Meopham, Wrotham Road constitutes EIA development.
Case Officer:	Ms Amanda Cue

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] d Meopham

Comments Details

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

Reasons for comment:

Comments: Formal Objection to Planning Proposal 20250399
Land at Wrotham Road, Meopham, Kent, DA13 0AA
Case Officer: Ms Amanda Cue
Environmental Impact Assessment Screening Opinion - Two Proposed Residential Developments (350 and 120 Dwellings Respectively)

From: [REDACTED]

Dear Ms Cue

I write as a resident of Meopham to formally and unequivocally object to the planning application 20250399, which seeks a screening opinion for two large residential developments comprising up to 470 homes on land at Wrotham Road, Meopham.

This objection outlines compelling grounds upon which the proposed development must be refused. These include:

1. The cultural and community impact, including violations of protected human rights and cultural identity
2. The irreparable environmental harm and breach of national and international obligations on biodiversity, landscape and pollution
3. The unsuitability and unsustainability of the proposed location in planning policy terms
4. The risks to public infrastructure, transport safety and the well-being of existing residents

These arguments are supported by multiple legislative frameworks and official guidance, including but not limited to:

- The Human Rights Act 1998 and the European Convention on Human Rights (ECHR)
- The National Planning Policy Framework (NPPF)
- The Town and Country Planning Act 1990
- The Environmental Protection Act 1990
- The Environment Act 2021
- The Planning (Listed Buildings and Conservation Areas) Act 1990
- The Equality Act 2010
- The Convention on Biological Diversity (CBD)
- UNESCO Cultural Rights Charter

Each will be examined in context, with specific reference to how this development would breach its principles or requirements.

1. The Cultural Destruction of a Rural Community

Article 8 of the European Convention on Human Rights

Under the Human Rights Act 1998, all public bodies, including local planning authorities, have a duty to respect the rights set out in the European Convention on Human Rights. Article 8 provides a right to respect for one's private and family life, home and correspondence. This has been interpreted by UK courts to include respect for one's local cultural and social environment. This is particularly relevant in rural communities where residents have chosen to live for the tranquillity, historical identity and traditional way of life.

The proposed development threatens to obliterate the village atmosphere of Meopham. A community of long-standing history, closely connected to its rural surroundings and heritage, would face cultural dislocation through urban sprawl, traffic congestion, population surges and environmental degradation.

The Courts have recognised that changes to the character of a neighbourhood can constitute an infringement of Article 8, particularly where the development is on such a scale as to destroy the nature of that area. The planning authority has a positive obligation under the Human Rights Act to weigh this right and cannot lawfully ignore it.

UNESCO Declaration on Cultural Rights

The UK is a signatory to the UNESCO Convention on the Protection and Promotion of the Diversity of Cultural Expressions. Cultural rights include the right of individuals and communities to preserve and develop their way of life and local identity. These rights do not apply only to minority ethnic groups or indigenous communities, but also to rural populations whose connection to land and place defines their lifestyle.

A village such as Meopham is a cultural community in every sense. People who choose to live in a rural village are exercising a cultural right that should be respected and not forcibly removed to meet housing quotas better served elsewhere. Allowing 470 homes to be imposed on this village is an act of cultural harm.

2. Environmental Legislation and Policy Violations

The Environment Act 2021

This major piece of legislation places a legal obligation on public authorities to consider environmental principles in all decision-making. It sets targets for air quality, biodiversity, water quality and resource efficiency. Notably, it requires developments to show a measurable "biodiversity net gain" of at least 10 percent. There is no indication that this is possible on the Wrotham Road site without severely damaging existing ecological assets.

This proposed development would:

- Result in the loss of greenfield land, mature hedgerows and natural habitats
- Increase emissions from vehicles, machinery and construction processes
- Contribute to surface water runoff, flooding risks and drainage overload

- Reduce the tranquillity and biodiversity of a semi-rural corridor that acts as a green lung for the community

The Environmental Protection Act 1990

This Act places duties on those proposing developments to prevent environmental harm and on local authorities to regulate pollution, emissions and nuisance. The addition of hundreds of cars and construction equipment o

Kind regards