

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 8:16 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] new rd Meopham

Comments Details

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

Reasons for comment:

Comments:

- 1. Environmental Harm (Environment Act 2021 and Environmental Protection Act 1990)
 - The site is greenfield and full of wildlife. The Environment Act 2021 legally requires a minimum 10 percent biodiversity net gain for new developments. This proposal offers nothing like that.
 - Construction and the increase in traffic would create air, noise and light pollution, which is covered under the Environmental Protection Act. These are classed as statutory nuisances and must be addressed.
- 2. Destruction of Village Identity (Human Rights Act 1998 & Article 8 of the ECHR)
 - Under the Human Rights Act, people have a right to enjoy their home and private life. Courts have confirmed this includes your local environment and community identity.
 - Building 470 houses here would completely change the character of Meopham, which is a direct impact on our rights.
- 3. Against National Planning Policy (National Planning Policy Framework - NPPF)
 - The NPPF is the key set of rules that Gravesham has to follow. This development breaches it in several places:
 - Not sustainable (Paragraph 8.)
 - Not sympathetic to local character (Paragraph 130)
 - Harms valued countryside (Paragraph 174)
 - These are strong planning reasons to reject it.
- 4. Roads and Infrastructure Can't Cope
 - Wrotham Road is already too busy. Adding hundreds more cars will cause

serious congestion and increase accident risk.

- Schools and GP services are already stretched. The plan offers no clear solution for this, which means unacceptable strain on local services.

5. A Full Environmental Impact Assessment (EIA) is Needed

- Developments of this scale must be screened to see if an EIA is needed. It's hard to imagine a more obvious case - greenfield site, near heritage assets, high biodiversity.
- Trying to bypass this is legally questionable.

6. Fairness and Equal Treatment (Equality Act 2010)

- Rural communities are constantly being asked to take the hit for overdevelopment. That's not fair.
- Section 149 of the Equality Act requires councils to consider the impact of decisions on different communities. Treating Meopham like a dumping ground is not acceptable planning practice.

7. Heritage and Setting (Planning (Listed Buildings and Conservation Areas) Act 1990)

- Meopham has historic buildings and protected views that are legally protected. This development would permanently damage the setting of heritage assets, which is a valid and important planning consideration.

If we focus on these sorts of points, the council can't just dismiss our objections as emotional or NIMBYism. These are valid, legal and serious concerns that they are required to take into account. Natural Harm (Environment Act 2021 and Environmental Protection Act 1990)

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Kind regards