

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 8:21 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:	Conifer Drive, Conifer Drive Meopham

Comments Details

Commenter Type:	Consultee
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: I am writing to object in the strongest terms to the proposed developments for up to 350 and up to 120 dwellings at Meopham, Wrotham Road. These applications raise a wide range of valid, material, and legal planning objections that cannot be dismissed as merely emotional or parochial concerns. The objections below are rooted in national law, planning policy, and human rights, and must be fully addressed by the decision-makers.

Environmental Harm (Environment Act 2021 & Environmental Protection Act 1990)

These developments are proposed on a greenfield site rich in existing wildlife. The Environment Act 2021 requires all new developments to deliver a minimum 10% biodiversity net gain. No credible or specific measures to meet this legal requirement have been presented in these proposals. Without this, the applications are non-compliant with statutory obligations.

Furthermore, the Environmental Protection Act 1990 recognises air, noise, and light pollution as statutory nuisances. The scale of these developments-potentially bringing hundreds of additional vehicles, heavy machinery during construction, and long-term urbanisation-would cause significant environmental degradation. Local air quality, tranquillity, and darkness-key elements of rural life-would be seriously compromised.

Destruction of Village Identity (Human Rights Act 1998 & Article 8 ECHR)
Under the Human Rights Act 1998, and specifically Article 8 of the European Convention on Human Rights (ECHR), residents have the right to respect for their private and family life, home, and surroundings. UK courts have acknowledged that this right encompasses enjoyment of the local environment and community character.

The scale of this development-up to 470 new dwellings-would radically alter the

identity and character of Meopham, a long-established village community. Such a transformation would not only erode the local sense of place, but would directly interfere with residents' ability to continue enjoying the peaceful, rural, and community-oriented way of life that defines this area.

Contrary to the National Planning Policy Framework (NPPF)

These proposals are in direct conflict with multiple sections of the National Planning Policy Framework, which local authorities are legally bound to follow.

Paragraph 8 - The development fails to demonstrate genuine sustainability, with little access to local employment or robust infrastructure.

Paragraph 130 - It is not sympathetic to the local character and history of Meopham and would cause irrevocable damage to its distinct identity.

Paragraph 174 - The proposals would significantly harm the intrinsic beauty and character of the countryside, in direct opposition to national policy on protecting the natural environment.

These conflicts provide strong planning grounds for refusal.

Roads and Infrastructure Cannot Cope

Wrotham Road is already operating under significant strain. The addition of hundreds of dwellings would add potentially 1,000+ extra car journeys per day, greatly increasing congestion, noise, and accident risks, particularly around local schools and junctions.

In addition, schools and GP surgeries in Meopham are already at or near capacity. These proposals offer no guaranteed provision or mitigation to address these impacts. Any increase in demand without firm solutions will place unacceptable pressure on essential public services.

A Full Environmental Impact Assessment (EIA) is Needed

Developments of this scale and location must be screened to determine whether a full Environmental Impact Assessment is legally required. This site clearly meets numerous EIA criteria:

Greenfield land with ecological value

Proximity to heritage assets

Potential major impact on landscape and biodiversity

Any attempt to progress these proposals without a comprehensive EIA would be legally questionable and procedurally flawed.

Fairness and Equal Treatment (Equality Act 2010)

Section 149 of the Equality Act 2010 places a Public Sector Equality Duty on local authorities to ensure their decisions do not unfairly disadvantage any group or community. Time and again, rural areas like Meopham are being targeted for excessive development, far beyond what is appropriate for their infrastructure or identity.

Such a disproportionate burden on one community constitutes unfair and unequal treatment and undermines the core principles of the Equality Act. Meopham is being asked to absorb an urban-scale development without justification, support, or benefit.

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

Meopham is home to listed buildings, historic views, and cultural heritage assets, which are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990. This Act requires planning authorities to preserve the setting and special interest of such assets.

This development would overwhelm the traditional landscape and harm the historic setting, from within the village core.