

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 07/12/2025 7:15 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]

Comments Details

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

Reasons for comment:

Comments:	Formal Objection to Planning Application 20250992 I wish to submit a formal objection to the above planning application for the construction of 350 new homes. My reasons for objecting are set out below. 1. Conflict with the Gravesham Local Plan and the National Planning Policy Framework (NPPF) This proposal is inconsistent with the Gravesham Local Plan and the principles of the National Planning Policy Framework, particularly regarding sustainable development, the protection of the Green Belt, and the requirement for development to be supported by suitable infrastructure. The size, location, and overall approach of the development are not in keeping with the spatial strategies or sustainable growth objectives established in local or national policy. 2. Significant Concerns Over Highways, Traffic, and Air Quality The highway network around the proposed site is already under severe pressure and frequently becomes gridlocked during peak periods. Limited capacity has resulted in surrounding rural lanes being used as cut-throughs, further contributing to congestion and air pollution. This is especially worrying given the close proximity of two schools and a country park, where pedestrian safety and air quality should be prioritised. Additionally, public transport in this area is extremely limited, meaning future residents will be heavily reliant on private vehicles. This directly undermines sustainable transport goals set out in both the Local Plan and the NPPF. 3. Drainage and Flood Risk Issues The existing drainage infrastructure is already operating at or near capacity. The
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additional hard surfaces associated with a development of this scale will significantly increase surface water runoff and heighten the risk of localised flooding. The applicant has not provided sufficient evidence that the required improvements to drainage systems can be delivered without creating further pressure on the surrounding land and infrastructure.

4. Harm to the Green Belt, Landscape Character, and Nearby AONB

The proposed development site lies within the Green Belt and in close proximity to an Area of Outstanding Natural Beauty (AONB). The scheme would result in the loss of open countryside and would negatively impact the rural character of the area. The encroachment into the Green Belt is contrary to its core purposes, including preventing uncontrolled urban sprawl and protecting the openness of the landscape.

5. Negative Effects on Biodiversity and Wildlife

The area supports a range of wildlife species, including badgers, hedgehogs, owls, and bats. Habitat loss and disturbance associated with a development of this scale will have a detrimental impact on these protected and declining species. The mitigation measures put forward within the application are inadequate to address or compensate for the level of ecological harm that would result.

6. Cumulative Overdevelopment and Strain on Local Services

This application forms part of a cluster of large-scale developments in the immediate area. The cumulative impact of these proposals will create unacceptable pressure on already overstretched local services, including schools, healthcare provision, and other essential infrastructure. There is no robust evidence to demonstrate that this level of development can be sustained without significant harm to the community.

In summary, due to its conflict with planning policy, the unacceptable impacts on transport, drainage, landscape, biodiversity, and local services, I strongly urge the planning authority to refuse this application.

Kind regards