

# Comments summary

Dear Sir/Madam,

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

Comments were submitted at 04/12/2025 5:44 PM from [REDACTED]

## Application Summary

Address:	Land West Of Norwood Lane Meopham Gravesend Kent DA13 0YE
Proposal:	Outline application with all matters reserved (except access) for a development of up to 150 dwellings (Use Class C3), including affordable dwellings, and associated landscaping, public open space and infrastructure works.
Case Officer:	Mrs Alison Webster

[Click for further information](#)

## Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Tradescant Drive Meopham Gravesend

## Comments Details

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

Reasons for comment:

Comments:	<p>I wish to register my strong objection to the proposed development of 150 houses on the farmland between Tradescant Drive and Norwood Lane.</p> <p>My concerns are both specific to this application and cumulative when considered alongside the numerous other pending developments in Meopham, which together total a huge amount of development. This scale of expansion would increase the village's population by roughly one-third and would have severe and irreversible impacts on the character, safety, infrastructure and sustainability of the area.</p> <p>1. Unacceptable Traffic Impact and Highway Safety Risks</p> <ul style="list-style-type: none"><li>- A development of 150 houses would realistically generate upwards of 300 private vehicles, in addition to delivery vans, service vehicles and construction traffic.</li><li>- The developer's proposed access point is onto what is essentially a narrow, rural lane, creating a serious and unacceptable safety risk for existing residents, pedestrians, and road users.</li><li>- The A227, already congested at peak times, would become the primary route for an estimated 1,500 additional cars if all current local planning applications are approved. This road is already used as a cut-through by cars and HGVs, despite narrow pavements and limited visibility.</li></ul>
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- The junctions along the A227 are already hazardous, and the road becomes gridlocked whenever incidents occur on nearby major roads.
- Local side roads are entirely inadequate as diversion routes, and increased traffic will significantly worsen congestion throughout the village.
- The forthcoming Lower Thames Crossing is expected to push even more traffic onto the A227, further exacerbating already critical conditions.

## 2. Unsustainable Strain on Public Transport and Local Services

- Meopham and Sole Street railway services are already at capacity, with commuters frequently standing on peak services. Most residents would, additionally, be driving to the station, adding more pollution and traffic to an already congested route.
- The current bus service is extremely limited, unreliable and not a viable alternative for most residents. To live here, you realistically need to rely on transportation by car.
- Adding hundreds more households will place intolerable pressure on already overstretched GP surgeries and NHS services, with no clear provision for increased capacity.

## 3. Loss of High-Grade Farmland and Threat to Food Security

- The site consists of productive, high-grade agricultural land that contributes to local and national food production.
- At a time when the UK should be reducing reliance on food imports, the permanent loss of such farmland is short-sighted and contrary to sustainability principles.

## 4. Significant Ecological and Environmental Harm

- The land is a haven for a diverse range of wildlife, including species that rely on this uninterrupted green corridor for survival.
- The destruction of this habitat would have a severe impact on local biodiversity, especially when combined with the other proposed developments in the area.

## 5. Green Belt Protection and Failure to Demonstrate Exceptional Circumstances

- The site is designated Green Belt land and has not been released from the Green Belt boundary.
- The proposal does not meet the national requirement for "very special/exceptional circumstances" to justify development within the Green Belt.
- The cumulative impact of multiple large-scale developments around Meopham must be considered; piecemeal approvals risk undermining the fundamental purpose of Green Belt protection.

## 6. Cumulative Impact of All Local Developments

- In addition to this proposal, the applications currently in progress or upcoming would dramatically and permanently alter the character of Meopham.
- This field does a lot to help reduce flooding in the immediate area; when it rains, the roads and ground can already be seen to struggle around Green and Norwood Lane.
- Taken together, they represent an oversized expansion entirely out of proportion with the village's infrastructure, road network, and rural nature.

This application is inappropriate, unsustainable, and harmful in every respect-

environmentally, socially, and infrastructurally. The cumulative impact of all proposed developments has not been adequately addressed, and the loss of Green Belt and high-grade agricultural land is wholly unjustified. I therefore urge the planning authority to refuse this application in full.

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Kind regards