

# Comments summary

Dear Sir/Madam,

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

Comments were submitted at 21/11/2025 1:56 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] Wrotham Road Gravesend

## Comments Details

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

Reasons for comment:

Comments:	Dear Sir/Madam,  I write as a resident of Wrotham Road, close to the proposed development, to formally object to planning application 20250992. My reasons are set out below.  1. Significant Flooding Risk and Inadequate Drainage Mitigation  Wrotham Road already experiences surface water flooding during periods of heavy rainfall, particularly around the areas near Blackthorn Farm and the surrounding fields. Additional hardstanding from 350 new dwellings will increase run-off, overwhelm already-limited drainage capacity, and worsen highway flooding and risk to neighbouring properties.  The application does not provide sufficient drainage assessment or sustainable drainage (SuDS) measures to prevent:  Increased surface water run-off  Flooding of adjacent residential areas  Impact on road safety due to standing water  Given known existing flooding issues, development without robust mitigation is contrary to national planning policy regarding flood risk and climate resilience.  2. Highway Safety, Traffic Pressure & Parking Capacity  Wrotham Road is already a heavily used route between Meopham and Gravesend. The proposal will generate a significant number of vehicle movements at peak hours, increasing congestion, accident risk and pressure on local junctions.
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Cumulative impact on the road network (see Section 7) has not been properly assessed.

### 3. Harm to Local Character and Rural Setting

The scale and density-350 homes on a largely rural site-is disproportionate to the surrounding settlement pattern and will substantially alter the village character, eroding green space and disrupting the visual landscape.

### 4. Loss of Residential Amenity

Due to the height, massing and layout, the proposal may cause:

Overlooking and loss of privacy

Loss of natural light

Increased noise and activity affecting nearby properties

These impacts are particularly concerning for existing residents along Wrotham Road.

### 5. Environmental and Ecological Impact

The development threatens wildlife habitats, agricultural land, and natural drainage patterns. Ecological mitigation appears insufficient, with no clear strategy to replace habitat loss or protect existing species.

### 6. Non-Compliance with Local and National Planning Policy

The proposal appears contrary to policies relating to:

Sustainable development and flood risk

Rural character and landscape protection

Infrastructure capacity

Highway safety and transport sustainability

### 7. Cumulative Impact of Multiple Major Developments in the Area

This application is one of several large-scale housing proposals in the immediate area. When assessed together, these developments would result in major increases in population, traffic, and strain on infrastructure.

Application Reference Location Proposed Dwellings

20250992 (this application) Wrotham Road 350 homes

20251116 Land West of Norwood Lane 150 homes

20250993 Land Adjacent Longfield Road 120 homes

20250802 Blackthorn Farm, Wrotham Road 100 homes

20250900 Details unclear / figures not published Unknown

This totals at least 720 new dwellings-without including 20250900, which would further increase this figure.

This scale of growth would:

Add thousands of additional residents

Introduce an estimated ~1,000-1,400 new cars (assuming 1.5-2 per household)

Extend vehicle queue lengths on already-congested Wrotham Road

Place further pressure on schools, GPs, utilities and drainage infrastructure

The application is being assessed in isolation and fails to account for the combined impact of these developments, risking uncoordinated, unsustainable expansion of Meopham.

## Conclusion

For the reasons outlined, I request that the application be refused. If the council is minded to approve the scheme, substantial conditions must be applied, including comprehensive flood mitigation, highway infrastructure upgrades, and reassessment of cumulative impacts.

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Kind regards