

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 10/05/2025 1:46 PM 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] Whitehill Road Meopham

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer made comments in support of the Planning Application

Reasons for comment:

Comments:

I strongly agree and support the necessity for a full Environmental Impact Assessment, relating to the proposed housing developments on green belt land in Meopham village. It is vital that a full Environmental Impact Assessment is requested of the Developer by the Gravesham Planning Authority. National Planning Policy states that green belt development should only occur in exceptional circumstances, and the Government has stated that the use of brownfield sites should be prioritised. eg those in Gravesend including the old Lord Street Car Park. It must be better to aid the regeneration of Gravesend rather than destroy the countryside. The environmental impact of the urbanisation of green belt and open countryside is irreversible and the continuing loss on a huge scale, of vital farmland in Kent, will significantly affect food production capabilities in the long term.

It is vital that comprehensive consultations are conducted with input from the relevant professionals and field experts to ensure full compliance under all aspects of the Environmental Impact Assessment Regulations.

The site on Wrotham Road, opposite Camer Parade, is situated on green belt land within the North Kent Downs Landscape, a chalk downland and an increasingly threatened rare habitat containing a rich and distinctive biodiversity. The proposed development would have an extremely detrimental impact on the visual openness of the countryside, and on the wide variety of wildlife which inhabits the site and surrounding area, both during and after the construction process, through noise, light pollution and additional traffic.

This site is in extremely close proximity to Camer County Park which is a designated Area of Outstanding Natural Beauty and is known for its wildlife, especially slow worms and lizards. The park, and access to it, would be hugely affected by the development.

Both sites have a wide variety of bat species. All bats, their breeding sites and resting places are fully protected by law. There are also many species of birds

such as buzzards, red kites, sparrowhawks, owls, skylarks, and kestrels which are Amber-listed as a species of conservation concern in the UK. All birds, their nests and their eggs are protected, by law, under schedule 5 of the Wildlife and Countryside Act 1981.

Protected, important, or sensitive species of flora or fauna which use areas on or around the site for breeding, nesting, foraging, resting, over-wintering, or migration, are likely to be affected by the development. Such developments affect biodiversity and habitats through disturbance, water and air pollution, noise, and light. These changes can all alter the feeding and breeding behaviours and cause habitat loss for birds, animals, and insects. On the 3rd May 2025, the BBC South East reported that "The Bugs Matter Survey", led by Kent Wildlife Trust and invertebrate charity Buglife, which runs from 1 May to 30 September each year and sees "citizen scientists" record the number of bug splats on their vehicle number plates after a journey. The results from 2024 found the number of flying insect splats recorded across the UK had fallen by a staggering 63% since 2021. The additional of approximately 500 homes in Meopham equates to a possible 20% to 25% rise in the village population. We do not have the required infrastructure to cope with the current population, and this would only exacerbate the situation. Considering that many households own more than one car, such a significant increase in the number of vehicles on our local roads, which is already an extremely contentious issue within the village and is totally untenable and will also adversely impact the environment and in further increase residents stress levels.

Access via Longfield Road to that particular site demonstrates an obvious lack of research and consideration. This area of road is often reduced to single file traffic, due to residential parking and becomes severely congested during peak times such as school opening hours and therefore poses a high risk of accidents. Furthermore, this site is situated next to Helen Allison School which is a Centre of Excellence for children and young people on the autism spectrum who often experience heightened sensitivity to sensory input, leading to challenges in processing and responding to the environment. A construction site next to the school could severely disrupt students' learning environment, hindering their ability to reach their full potential, both now and in the future.

Both sites need to be accessed via the A227 which already suffers from constant congestion, and appalling accidents have occurred in recent years resulting in fatalities and life changing injuries. It is used as a cut-through by various vehicles, including HGVs and tractors, despite the narrow road and pavements. This is especially the case when there are issues on nearby major roads such as the A2, A20, M20, and M25 & add to disruption re lower Thames crossing.

Kind regards