

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 28/11/2025 10:09 AM 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] Meopham Green Gravesend

Comments Details

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

Reasons for comment:

Comments: Dear Sir/Madam,

I wish to register my strong objection to the above outline planning application for the following reasons:

1. Major Development in the Countryside - Contrary to Local and National Policy

The site lies outside the defined settlement boundary of Meopham and is open countryside. A development of up to 350 dwellings constitutes major urban expansion and is fundamentally inconsistent with:

- The Gravesham Local Plan Core Strategy, which seeks to protect the Green Belt and countryside,
- NPPF provisions requiring significant justification for major development in rural areas, and
- The spatial strategy that directs growth to more sustainable, infrastructure-supported locations.

The proposal would permanently alter the rural landscape and lead to sprawl along Wrotham Road, eroding the linear village character of Meopham.

2. Severe Highway and Traffic Implications

Wrotham Road (A227) is already under strain, particularly during peak hours, with congestion at:

- Culverstone crossroads
- Meopham Station area
- Harvel Road junction
- School peak-time movements

Adding traffic from up to 350 dwellings-potentially 500+ additional vehicles-would exacerbate congestion and increase risks for pedestrians, cyclists, equestrians, and school pupils.

There is no realistic capacity on the A227 to absorb such an increase without creating significant road safety issues or unacceptable journey-time impacts.

3. Inadequate Public Transport and Unsuitable Location for Sustainable Travel

Meopham is a semi-rural village with limited bus services, long intervals between routes, and heavy reliance on private vehicles. The location does not support:

- Safe cycling infrastructure
- Frequent public transport
- Walkable access to essential services

As a result, this development would be overwhelmingly car-dependent, contrary to sustainable development principles in the NPPF and local policy.

4. Over-Development and Harm to Village Character

Meopham is a linear village with a distinctive rural pattern. Introducing a dense 350-unit estate would:

- Break the established settlement form
- Create a visually intrusive mass of built form
- Sever the historic rural character of the area
- Lead to coalescence between Meopham and neighbouring settlements

This scale is wholly out of proportion with the existing village.

5. Insufficient Local Infrastructure Capacity

This development would place unsustainable pressure on already stretched local services:

- Schools are at or near capacity, with limited ability to expand
- GP surgeries and healthcare are already struggling to meet current demand
- Utilities and drainage systems in rural areas are not designed for major estate-level loading
- Community and recreation facilities would be overwhelmed

Without guaranteed infrastructure delivery before occupation, the proposal is unworkable.

6. Environmental and Ecological Harm

The site likely contains important habitats, hedgerows, farmland ecology and wildlife corridors. A scheme of this magnitude risks:

- Loss of biodiversity
- Harm to species (bats, birds, badgers, reptiles)
- Destruction of rural hedgerows and character trees
- Increased pollution, noise, and lighting impact

The outline submission does not demonstrate robust ecological protection or net gain.

7. Flooding and Drainage Concerns

Large-scale hard surfacing will significantly increase surface water run-off. The area is known for:

- Localised flooding along Wrotham Road
- Groundwater saturation after prolonged rainfall
- Limited existing drainage infrastructure

There is insufficient detail to ensure that flood risks will not be exacerbated for neighbouring properties.

8. Prematurity and Pre-empting the Local Plan

This proposal attempts to secure permission before the new Local Plan allocates appropriate sites. Granting permission now would undermine the plan-making process by:

- Predetermining significant housing locations
- Allowing major settlement expansion outside policy
- Forcing infrastructure burdens without strategic assessment

This is a classic case of premature development that should not be approved.

Conclusion

For the reasons outlined-major countryside harm, highway impacts, infrastructure insufficiency, environmental risks, landscape intrusion, lack of sustainability, and prematurity-I respectfully request that the Council refuses this outline application.

Yours faithfully,

A black rectangular box redacting the signature of the sender.

Kind regards