

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 10:18 AM 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] Meopham Green Gravesend

Comments Details

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

Reasons for comment:

Comments:	<p>Dear Sir/Madam,</p> <p>I wish to submit a strong objection to the above planning application for the following reasons:</p> <p>_____</p> <p>1. Major and Unplanned Development in the Countryside</p> <p>The site is located outside the defined settlement boundary of Meopham and forms part of the open countryside. A development of up to 150 houses in this location is fundamentally inappropriate and contrary to the borough's spatial strategy, which seeks to focus growth in sustainable, well-connected locations.</p> <p>The proposal would represent an unplanned expansion of Meopham and an irreversible loss of rural landscape.</p> <p>_____</p> <p>2. Harm to Rural Character and Landscape</p> <p>Norwood Lane is characterised by open fields, hedgerow boundaries, and long uninterrupted rural views. This proposal would:</p> <ul style="list-style-type: none">- Urbanise an undeveloped greenfield site,- Introduce significant built form, lighting and noise,- Erode the visual break and rural setting west of Meopham,- Disrupt the established linear character of the village. <p>The development would permanently and significantly undermine the countryside character of this part of Meopham.</p>
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3. Highway Safety, Traffic and Unsuitable Access

Norwood Lane and surrounding roads are narrow, rural routes with:

- Limited width and poor visibility,
- No suitable footways in places,
- Frequent congestion at the A227 (Wrotham Road) during school and commuter peaks.

Up to 150 dwellings would likely generate hundreds of additional daily vehicle movements. This would:

- Exacerbate existing congestion,
- Increase risks for cyclists, pedestrians, equestrians and school children,
- Put pressure on already stretched rural junctions.

The proposed access arrangements have not been proven safe or adequate for a development of this scale.

4. Unsustainable Location With No Realistic Alternatives to Car Use

The site has limited public transport, minimal cycling provision, and insufficient footway connectivity. Essential services-shops, schools, healthcare-are not within safe or convenient walking distance.

As a result, this would become a car-dependent housing estate, directly conflicting with the National Planning Policy Framework's requirements for sustainable development and modal shift.

5. Infrastructure Cannot Support a Development of This Scale

Meopham's local services are already under significant pressure:

- Schools are at or close to capacity,
- GP surgeries are struggling to meet existing demand,
- Drainage and utilities infrastructure is limited in rural areas,
- Community, sports and recreation facilities would not cope with the increased population.

No clear or guaranteed mitigation has been secured to address these impacts.

6. Ecological and Environmental Impacts

The site is likely to include:

- Important hedgerows,
- Wildlife corridors,
- Habitat for bats, birds, badgers and other protected species.

The application contains insufficient ecological assessment and does not demonstrate avoidance of harm or delivery of a meaningful biodiversity net gain. Large-scale hard surfacing also risks exacerbating surface water flooding and run-off onto Norwood Lane.

7. Prematurity in Advance of the Emerging Local Plan

This application attempts to secure significant residential expansion outside the planned framework. Approving it now would:

- Pre-empt strategic decisions on where new housing should go,
- Undermine the plan-making process,
- Set an unsound precedent for piecemeal countryside development around Meopham.

This is precisely the type of major proposal that the Planning Inspectorate and NPPF guidance identify as premature.

Conclusion

For the reasons set out above-countryside harm, unsustainable location, highway and safety concerns, ecological impacts, infrastructure limitations and policy conflict-I respectfully request that the Council refuses this outline application.

Yours faithfully,



Kind regards