

# Comments summary

Dear Sir/Madam,

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

Comments were submitted at 08/12/2025 6:45 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]

## Comments Details

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

Reasons for comment:

Comments:	<p>OBJECTION TO PLANNING APPLICATION - LAND WEST OF NORWOOD LANE, MEOPHAM, GRAVESEND, KENT DA13 0YE</p> <p>Proposal: Outline application for up to 150 dwellings (Use Class C3) including affordable housing, landscaping, public open space, access and associated works</p> <p>I wish to register a formal and strong objection to the above planning application for the following material reasons:</p> <p>1. Conflict with Green Belt Purposes and Local Planning Policy</p> <p>The site lies within the Green Belt (or performs Green Belt functions even if classed as "grey belt" under the NPPF). The proposal directly conflicts with the fundamental purposes of Green Belt designation:</p> <p>Prevention of urban sprawl: The development would push built form significantly into open countryside, eroding the clear rural edge of Meopham.</p> <p>Prevention of settlement merging: The expansion would reduce the separation between Meopham and neighbouring villages, threatening their individual identity.</p> <p>Safeguarding the countryside from encroachment: The scheme represents inappropriate and unjustified development on currently open, agricultural land.</p>
-----------	--

Preservation of rural character: Meopham's historic linear settlement would be severely compromised by a large suburban estate out of keeping with its traditional form.

The proposal therefore fails to meet NPPF Green Belt tests and is inconsistent with the Local Plan.

## 2. Overdevelopment and Harm to Local Character

A development of up to 150 houses is excessive in scale. It would:

Introduce dense, modern-built housing wholly out of character with the rural landscape.

Create a visually intrusive, urbanised mass harmful to the setting of nearby homes and Meopham's historic settlement pattern.

Result in significant loss of openness and rural views valued by residents.

The proposal does not respect the landscape sensitivity of this location.

## 3. Severe Infrastructure Constraints

Local services are already at full capacity. This development would cause unacceptable strain on:

Road network: Norwood Lane and surrounding routes are narrow, rural and not designed for high traffic volumes. Congestion, queuing and safety risks would increase dramatically.

Public transport: Bus services are limited and unreliable, undermining claims of sustainable travel.

Social infrastructure: Local schools, healthcare facilities, dental practices and community services cannot accommodate the additional population.

No realistic or funded mitigation has been proposed.

## 4. Highway Safety Concerns

Vehicular access from Norwood Lane is wholly unsuitable for a development of this scale. Likely impacts include:

Increased risk of collisions due to narrow carriageways and poor visibility.

Serious safety concerns for pedestrians, cyclists and horse riders.

Unsafe conditions during construction with HGV movements on constrained roads.

This represents a significant and unacceptable transport hazard.

## 5. Flood Risk and Drainage Failures

The site and surrounding area are known to suffer from surface-water issues. The proposed drainage strategy:

Lacks sufficient detail

Fails to demonstrate that downstream flooding will not be worsened

Does not adequately protect neighbouring properties and infrastructure

This conflicts with NPPF requirements for safe, sustainable drainage.

#### 6. Residential Amenity Impacts

The development would create loss of amenity for existing residents, including:

Overlooking and privacy loss due to new housing overlooking established properties

Loss of light and overshadowing, depending on final layout

Overbearing impact from massing on currently open land

Significant noise, dust, air pollution and light pollution during and after construction

Such impacts are contrary to local amenity protection policies.

#### 7. Ecological and Environmental Harm

The site includes valuable habitats, trees and hedgerows that support wildlife. Development would cause:

Biodiversity loss, contrary to the NPPF requirement for measurable net gains

Disturbance or destruction of potential sensitive or irreplaceable habitats

Increased pollution risks from soil disturbance and traffic emissions

Mitigation proposed is vague, insufficient and not guaranteed.

#### 8. Cumulative and Precedent-Setting Impact

If approved, this application would create a harmful precedent for further major development along this corridor, accelerating the loss of Green Belt and fundamentally altering Meopham's rural identity.

#### Conclusion

The proposal represents inappropriate, harmful and unsustainable development, conflicting with national planning guidance, the Local Plan and the statutory purposes of the Green Belt. It would cause irreversible damage to Meopham's character, environment, infrastructure, highway safety and community wellbeing.

For these reasons, I respectfully request that Planning Application 20250993 be refused in full.

---

Kind regards