

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 8:26 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]

Comments Details

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

Reasons for comment:

Comments:

1. Protection of Green Belt Land

The site is designated Green Belt, intended to preserve natural spaces and prevent urban sprawl. Green Belt is a government promise to protect these areas in perpetuity. This land contains ancient trees and productive farmland, vital for Kent's heritage as a prime growing region. Development here is short-sighted and undermines sustainability.

This application in conjunction with other applications in the local area could result in almost doubling of the local urban area, resulting in uncontained urban sprawl, and would make Meopham totally unrecognisable compared to the village that it is today.

Relevant Policy:

- NPPF Paragraphs 137-151: Green Belt should remain permanently open; development is only permissible under 'very special circumstances', which this proposal does not demonstrate.
- Gravesham Local Plan Core Strategy Policy CS02: Protects Green Belt from inappropriate development.

2. Inadequate Road Infrastructure and Dangerous Access

The proposed access near Green Lane and Camer Parade shops is unsafe and impractical and no alternative is feasible. The A227 is already congested during peak hours. Recent roadworks outside The George pub turned a 3-minute journey into over 40 minutes, highlighting the fragility of the local road network. Additional traffic will worsen congestion and create hazards especially at those peak times. There are 2 schools which also adds to both road and pedestrian traffic at key times to the day.

Relevant Policy:

- NPPF Paragraph 111: Development should be refused where cumulative transport impacts are severe.
- Local Plan Policy T1: Requires safe access and avoidance of severe traffic impacts.

3. Increased Pressure on Local Services

Local schools and GP surgeries are at capacity. Darent Valley Hospital ranks poorly nationally and is under strain. Bus services have been cut in recent years, leaving residents reliant on cars, compounding congestion. This development will introduce as a minimum 1000 extra residents to the situation as it stands.

Relevant Policy:

- NPPF Paragraph 92: Planning should ensure healthy, inclusive communities with adequate services. This proposal fails to meet that requirement.

4. Environmental and Agricultural Impact

The land is productive farmland and part of Kent's growing heritage. Development would harm biodiversity and food security.

Relevant Policy:

- NPPF Paragraph 174: Decisions should protect valued landscapes and agricultural land.

Conclusion

This proposal disregards Green Belt protections, fails to address infrastructure limitations, and places unsustainable pressure on local services. It is not suitable for Meopham and should be rejected.

Kind regards