

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 27/11/2025 8:18 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] The Russets Meopham

Comments Details

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

Reasons for comment:

Comments:

1. Conflict with Green Belt Purposes and Local Policy

The proposal undermines core Green Belt aims-regardless of its "grey belt" label. Under the NPPF, Green Belt land is meant to prevent urban sprawl, stop settlements merging, protect the countryside, and preserve the setting of historic towns. If the scheme is not genuinely sustainable or weakens the overall integrity of the wider Green Belt, it cannot be considered "not inappropriate" development.
2. Inadequate Infrastructure and Services

The scheme may be unsustainable if local infrastructure cannot support additional residents. Key issues include:

 - Transport pressures: Increased traffic, poor public transport links, and risks to road and pedestrian safety.
 - Social infrastructure shortfalls: Insufficient school places, GP capacity, and public services.
 - Flooding and drainage: Flood risks or an inadequate drainage strategy that could worsen local flooding.
3. Harm to Local Character and Residential Amenity

Concerns relate to the development's impact on the surrounding area and neighbouring homes:

 - Design issues: Scale, height, density, or appearance out of keeping with local character.
 - Amenity impacts: Loss of privacy through overlooking, reduced daylight or sunlight, overbearing building mass, and increased noise, light, or air pollution during and after construction.
4. Environmental and Ecological Damage

Even grey-belt land can have significant environmental value:

Biodiversity loss: Destruction of wildlife habitats, mature trees, or hedgerows.

Contamination risks: Inadequate remediation of polluted land.

Irreplaceable habitats: Any presence of ancient woodland or veteran trees, which are protected under the NPPF.

Kind regards