

# 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 12:25 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                                                                                                                                                                                                             |

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## Customer Details

|          |                                            |
|----------|--------------------------------------------|
| Name:    | [REDACTED]                                 |
| Email:   | [REDACTED]                                 |
| Address: | [REDACTED] Wrotham Road Meopham, Gravesend |

## Comments Details

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

Reasons for comment:

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Comments: | <p>Subject: Comments on Planning Application - Objection</p> <p>I wish to submit comments on this application as I have serious concerns regarding the suitability of development on this site.</p> <p>1. Green Belt and Local Plan Designation</p> <p>The site is identified within the Local Plan as Green Belt land. Green Belt policy is intended to maintain clear separation between rural and urban areas and to prevent urban sprawl. Current policy also requires that Green Belt boundaries should only be altered where fully evidenced "exceptional circumstances" can be demonstrated. Based on the information provided, I have not seen evidence that this site meets those criteria.</p> <p>2. Impact on Rural Character</p> <p>The surrounding landscape has an established open and rural character. Development at this scale would significantly alter the appearance of the area and affect the setting of nearby villages. The countryside in this location contains distinctive features that contribute to its historic identity, and these would be affected by large-scale change.</p> <p>3. Loss of Agricultural Land</p> <p>The proposal involves building on productive agricultural land. The loss of such land has implications for long-term sustainability, including local food-production capacity and broader food security considerations.</p> <p>4. Infrastructure Capacity</p> <p>Local infrastructure already experiences constraints. This includes healthcare services, GP provision, secondary schooling, further education capacity, and local recreational facilities. Additional development may place increased pressure on services that are already operating close to their limits.</p> <p>Evidence: NHS data shows that nationally, 38.9% of A&amp;E patients waited over 4 hours in September 2025, and 7.4 million people are on treatment waiting lists, with nearly 180,000 waiting over a year. Increased congestion will further delay</p> |
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emergency access to hospitals.

#### 5. Transport, Traffic, and Highway Safety

Traffic levels in the area are affected by proximity to the A2 and M20, and surrounding routes are often used as through-routes. The A227 regularly operates at or near capacity.

Additional concerns:

Wrotham Road already carries over 4,600 vehicles daily, including more than 1,000 HGVs, and speed surveys indicate high vehicle speeds.

The proposed access between Green Lane and Camer Parade may present safety issues due to limited sight lines and existing road-use conditions.

Increased traffic may raise risks for pedestrians, including students attending Helen Allison School and Meopham Primary School.

#### 6. Environmental Effects

Several environmental impacts require further consideration:

Light pollution from new development

Air pollution associated with higher traffic volumes

Wildlife harm: Kent's biodiversity is already under pressure; roadkill kills hundreds of thousands of animals annually, and this development offers no mitigation measures.

Flood risk: Kent County Council identifies this area as high-risk for local flooding.

Loss of permeable land will reduce natural flood management capacity, increasing vulnerability during heavy rainfall events.

#### Conclusion

In summary, there are significant considerations relating to:

Green Belt policy and lack of exceptional circumstances

Landscape character and rural identity

Loss of productive agricultural land

Infrastructure and healthcare capacity

Traffic congestion, highway safety, and emergency access

Environmental harm, including wildlife loss and flood risk

I request that these issues are fully assessed and that planning permission is refused unless the applicant provides robust evidence and mitigation addressing all of the above concerns.

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Kind regards