

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 22/12/2025 3:04 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:	Member of the Public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	<p>Planning Objection - Proposed Residential Development of up to 150 Dwellings, Meopham</p> <p>I object to this proposal on the grounds that it represents inappropriate development in the Green Belt and conflicts with both national and local planning policy.</p> <p>Green Belt Harm and Settlement Character</p> <p>The site lies within designated Green Belt land. The National Planning Policy Framework (NPPF) makes clear that new housing development in the Green Belt is, by definition, inappropriate and should not be approved except in very special circumstances. No such circumstances have been demonstrated. The scale of the proposal would result in substantial harm to the openness of the Green Belt and would undermine the rural setting and separate identity of Meopham, contrary to the aims of both the NPPF and Gravesham Borough Council's Local Plan policies protecting countryside and settlement character.</p> <p>Unsustainable Scale of Development</p> <p>Meopham is a small village with limited infrastructure. A development of up to 150 dwellings is disproportionate to the size of the settlement and does not represent sustainable growth. The NPPF requires development to be located</p>
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where services and facilities can accommodate it; this proposal clearly fails that test.

Infrastructure and Healthcare Capacity

The local GP surgery has confirmed that it has no capacity to accept additional patients. This indicates that essential infrastructure is already operating at full capacity. Gravesham Borough Council policy and the NPPF both require that development should not proceed where adequate supporting infrastructure cannot be provided.

Highways, Safety, and Accessibility

The surrounding road network consists of narrow rural roads which are unsuitable for a significant increase in traffic. There is limited street lighting, poor visibility in places, and existing safety concerns for pedestrians and cyclists. The proposal conflicts with NPPF objectives to promote safe and suitable access for all users and to prioritise sustainable transport. Recent highways reports raise significant concerns about the unsuitability of the local road networks to handle additional traffic.

Flood Risk and Drainage

The area has a known history of flooding. The introduction of extensive hard surfacing would increase surface water runoff and exacerbate flood risk both on and off site. This is contrary to the NPPF requirement to avoid development in areas at risk of flooding and to ensure that new development does not increase flood risk elsewhere.

Ecology and Biodiversity

Existing hedgerows on and around the site provide habitat for amber- and red-listed bird species. The loss or degradation of these features would be contrary to the NPPF requirement to minimise impacts on biodiversity and deliver net gains for the natural environment.

Cumulative Impact

There are multiple existing and emerging development proposals in and around Meopham. The cumulative impact of these schemes has not been adequately addressed. When considered together, they would place unacceptable pressure on infrastructure, roads, services, and the environment, contrary to sound planning principles.

Kind regards