

Planning Statement

Land adjacent to Foxdene, South
Street, Meopham, Kent, DA13 0QG

Application for permission in principle for
up to 3 dwellings



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Contents

1	Introduction.....	3
2	Site Context	4
3	Relevant History.....	5
4	Proposed Development	7
5	Planning Policy	8
6	Planning Assessment.....	11
7	Conclusions	20

1 Introduction

- 1.1 This Planning Statement has been submitted in support of an application for the following development at Land adjacent to Foxdene, South Street, Meopham, Kent, DA13 0QG (hereafter referred to as 'the Site'):

Application for permission in principle for up to 3 dwellings

- 1.2 The proposed development affects the following Land Registry title(s):

Title Number	Description	Owner
K361740	<u>LAND ADJOINING, LEYLANDS FARM COTTAGE WROTHAM ROAD, SOUTH STREET, MEOPHAM, GRAVESEND DA13 0QG</u>	The Applicant.

- 1.3 The application is accompanied by the following plans and documents:

- 4690.ON – Planning Statement
- 4690 - Planning Statement PIP (GSP) A1 - 20220284 Report
- 4690 - Planning Statement PIP (GSP) A2 - 33179979 Appeal
- 4690 - Planning Statement PIP (GSP) A3 - 3354674 Appeal
- 4690 - Planning Statement PIP (GSP) A4 - 3354156 Appeal
- 4690 – 01 Site Location Plan

2 Site Context

- 2.1 The 0.199 hectare Site is situated on the west side of South Street (A227) and comprises predominantly dense vegetation that forms part of an area of secondary woodland. There is also a mature line of trees that separates the Site from the highway. There is a vehicular access on to South Street towards the north-eastern corner of the Site.
- 2.2 In a wider context, the Site falls just outside the confines of Meopham Green village and is situated north of the residential dwelling known as Foxdene, and whilst there is some paddock land to the north, beyond that is Meopham Veterinary Surgery. Another residential dwelling, Cherry Hay, exists on the opposite side of the road from the Site. The village comprises various amenities, which are detailed in the assessment section of this statement.
- 2.3 This Site is the subject of the following planning constraints and characteristics:
- Metropolitan Green Belt.
 - Meopham Downs Character Area.
 - Flood Zone 1.

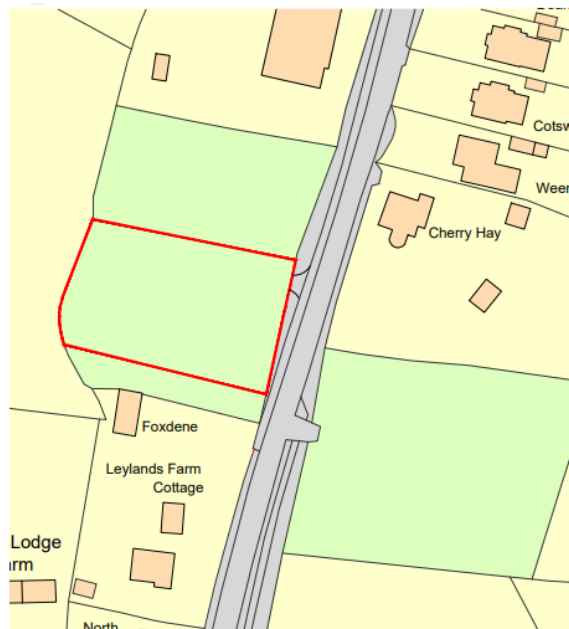
3 Relevant History

- 3.1 Despite the various names given to the Site, the following records are understood to be relevant:

Land North Of Foxdene South Street Meopham Gravesend Kent DA13 0QG

[Erection of detached chalet bungalow](#)

Ref. No: 20220284 | Status: Application Refused and subsequently dismissed on the basis that the proposed development would result in harm to the openness of the Green Belt, impact on the Meopham Downs Character Area and the lack of submitted ecological evidence.



Land Adjacent To Leylands Farm Cottage South Street Meopham Gravesend Kent

[Conversion of outbuilding into a two-bedroom residential dwelling with associated alterations](#)

Ref. No: 20141203 | Status: Application refused on the basis that insufficient evidence was submitted to prove how the conversion would benefit the family dwelling. Although the subject building in this case is now known as Foxdene (as labelled above) this particular application site also included the land that is the subject of this application.

Leylands Farm Cottage South Street Meopham Kent DA13 0QG

Erection of a replacement front porch; erection of a detached double garage.

Ref. No: 20000748 | Status: Application Permitted. The defined application site included the Site that is relevant now, but no longer forms part of the curtilage of Leylands Farm.

Application for Listed Building Consent for the erection of a replacement front porch, including demolition of the existing porch.

Ref. No: 20000882 | Status: Application Permitted. The defined application site included the Site that is relevant now, but no longer forms part of the curtilage of Leylands Farm.

South Street Meopham Gravesend Kent DA13 0QG

The erection of one dwelling

Ref. No: 19590130 | Status: Application refused on the basis that it would cause harm to South Street, as well as to the Green Belt. This appears to relate entirely to the Site.

4 Proposed Development

4.1 The application entails the following elements:

- Permission in Principle application for the erection of up to 3 dwellings.
- Access to be granted via an existing access on to South Street.

5 Planning Policy

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The Court of Appeal has clarified that for a decision maker, this means establishing whether a proposal is in accordance with the development plan as a whole. The question of compliance with one policy should not dictate the outcome of a proposal in the absence of considering compliance with all other relevant policies. Decision makers are therefore tasked with identifying and understanding all relevant policies and material considerations in order to reach a properly informed planning judgment on a proposal, and to avoid an irrational or vulnerable decision that may be subject to criticism in a public law challenge.
- 5.2 Paragraph 2 of the National Planning Policy Framework ('the Framework') reiterates what is said in Section 38(6), whilst paragraph 12 of the Framework is clear that the development plan is the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise.
- 5.3 Paragraph 39 of the Framework encourages local planning authorities to approach decisions on proposed development in a positive and creative way. It also encourages working proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area, adding that decision-makers should seek to approve applications for sustainable development where possible.
- 5.4 Annex 1 of the Framework confirms that for the purposes of decision-taking, the policies in the plan should not be considered out-of-date simply because they were adopted prior to the publication of the Framework. It adds that due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework, with greater weight being given to those policies that are closer to the policies in the Framework.

Development Plan

- 5.5 It is understood that the Development Plan for Gravesham Borough Council (GBC), within which the Site is located, comprises the following documents:

- The Gravesham Local Plan Core Strategy (CS) (September 2014);
- Remaining Saved Policies of the Local Plan First Review (1994) (LPFR); and
- The Kent Minerals and Waste Local Plan 2013 - 2030 (2016, revised 2020)

5.6 In the CS, the following policies are considered most relevant in the assessment of this application:

- CS01 - Sustainable Development Policy.
- CS02 - Scale & Distribution of Development Policy.
- CS11 - Transport Policy.
- CS12 - Green Infrastructure.
- CS18 - Climate Change.
- CS19 - Design & Development Principles.

5.7 In the LPFR, the following policies are considered most relevant in the assessment of this application:

- P3 - Vehicle Parking Standards
- T1 - Impact of Development on the Highway Network.

Other Material Considerations

The Framework

5.8 In summary, the following paragraphs are considered most relevant as additional material considerations in connection with the proposed development:

- 7 – Achieving sustainable development.
- 11 – Presumption in favour of sustainable development.
- 61 – Boosting the supply of homes.
- 73 – Impact of small and medium sites.
- 84 – Rural housing
- 110 – Significant development to be focused on locations which are or can be made sustainable, and transport solutions to vary between urban and rural areas
- 115/116 – Highway safety
- 124 – Making effective use of land
- 125 – Promote and support the development of under-utilised land and buildings
- 127 – Decisions to reflect changes in the demand for land
- 128 – Positive approach to applications for alternative uses of land

- 129 – Making efficient use of land
- 142-143, 153-155 – Green Belt
- 187, 192-193 – Natural Environment and Biodiversity

5.9 It is noted that the application of all the above paragraphs from the Framework, with exception to paragraphs 11 and 155, are not dependent on whether an authority has a five-year housing land supply (5YHLS).

6 Planning Assessment

Key Issues

6.1 The following are considered to be the key issues in the assessment of this application:

1. Green Belt
2. Location
3. Land Use
4. Quantum
5. Planning Balance

1. Green Belt

6.2 Paragraph 142 of the Framework states that the fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open. Paragraph 153 states that when considering any planning application, LPAs should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. It adds that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in Very Special Circumstances.

Limited infilling in a village

6.3 Paragraph 154(e) of the Framework sets out an exception to development in the Green Belt, which in this case is a limited infilling in a village. In order to understand whether the subject application meets the criteria of paragraph 154(e), the exception has been broken down into individual tests.

6.4 At the outset, the proposed development must be considered limited in scale. As this application is a first-stage Permission in Principle submission, which establishes the principle of development for no more than nine dwellings (i.e. not a major development), the scale of development can reasonably be regarded as limited. In this case, however, the 'up to' number of dwellings is only 3.

6.5 Secondly, it is important to establish whether the proposed development can reasonably be considered an infill. By virtue of the location of the Site (between two dwellings and forming part of the linear residential development along this section of the A227), it is logical to assume that the proposal will assist in infilling part of the gap between Foxdene and the veterinary hospital.

- 6.6 Concerning the village element of the exception, it is undisputed that the Site sits adjacent to the village confines and operates closely with it, rather than being considered as an isolated parcel of land, which is accepted by the LPA in the accompanying report for 20220284, on page 12 (**Appendix 1**).
- 6.7 It is widely accepted that development sites do not necessarily have to be within the village boundary to be considered under 154 (e), which is demonstrated in appeal decision 33179979 (**Appendix 2**).
- 6.8 In paragraph 7 of the aforementioned appeal decision, the Inspector makes clear that, as confirmed by the Wood judgement, the boundary of a village defined in a local plan may not be determinative for the purposes of paragraph 149(e) of the Framework (which is now 154(e)). The Inspector proceeds to state that when considering whether a site is in a village, the decision maker should have regard to the situation on the ground, as well as any relevant policies, which is also accepted by the LPA in **Appendix 1**.
- 6.9 The Inspector continues to state in paragraph 8 that this particular appeal site was "on the edge of the densely built-up development within Charlesworth and lies within its more loosely developed fringes." A short section of field separated the cluster of buildings around the appeal site from the defined village boundary.
- 6.10 In the context of the Site, it appears to follow a similar pattern by way of being situated on the edge of a densely built-up development, yet falling outside of the village boundary, largely due to Meopham Green being a 'post-war development' as stated by the LPA in **Appendix 1**.
- 6.11 The Site is adjacent to the veterinary hospital to the north and Cherry Hay to the east, both of which form part of a cluster of development along the A227, but are outside the village confines. This is also applicable to the dwellings that line Steele Lane.
- 6.12 Subsequently, based on the 'situation on the ground', it would be logical to assume that the Site, along with all of the aforementioned dwellings, form part of the village of Meopham Green by virtue of their proximity.
- 6.13 Therefore, the Applicant considers the proposed development to meet the criteria of paragraph 154(e), and therefore should be considered to be appropriate development in the Green Belt.

Grey Belt

- 6.14 The Applicant also considers that the proposed development is an exception under paragraph 155 of the Framework, which sets out that the development of homes in the Green Belt should not be regarded as inappropriate, subject to compliance with all criteria.
- 6.15 It is therefore necessary to assess the proposal against paragraph 155 of the Framework to determine whether it would give rise to any harm to the Green Belt.
- a) The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;*
- 6.16 In the Framework, Grey Belt is defined as land in the Green Belt comprising Previously Developed Land (PDL) and/or any other land that, in either case, does not strongly contribute to any of the purposes (a), (b), or (d) in paragraph 143.
- 6.17 Since the Site cannot be reasonably considered to be PDL, the following is an assessment against the remaining Grey Belt definition contained within Annex 2 of the Framework, starting with an assessment against Green Belt purposes (a), (b) or (d) in paragraph 143.
- 6.18 The erection of up to 3 dwellings will not contribute to the unrestricted sprawl of large built-up areas because: (i) it is not adjacent to a large built-up area (only Meopham Green, which is a village and the NPPG advises that villages should not be considered large built-up areas); (ii) the development is modest in scale, constituting a 'minor development', (iii) it is contained within the existing Site boundaries, and is not considered to extend beyond this; (iv) the Site is bounded by Foxdene to the south, the veterinary surgery to the north, the A227 to the east and agricultural fields that belong to West Lodge Farm to the west. Given this, the Site does not contribute strongly to purpose (a).
- 6.19 The definition of purpose (b) refers to the need 'to prevent neighbouring towns merging into one another.' As stated above, only a village exists nearby, so it cannot be said that the Site contributes to this purpose.
- 6.20 The definition of purpose (d) refers to the need 'to preserve the setting and special character of historic towns.' Again, given that only a village exists nearby and no heritage harm is likely to be identified in light of the Site's distance from the conservation area, it is not expected that GBC will identify a conflict with this purpose.

- 6.21 Next, the Grey Belt excludes land where the application of policies relating to areas in footnote 7 to paragraph 11(d)(i) (other than Green Belt) would provide a **strong** reason for refusing or restricting development. No other policies that seek to protect areas or assets of particular importance are relevant here.
- 6.22 Overall, this demonstrates that the Site meets the requirements of criterion (a) of paragraph 155 of the Framework.
- b) There is a demonstrable unmet need for the type of development proposed.*
- 6.23 Footnote 56, which concerns criterion (b), explicitly states that in the case of applications involving the provision of housing, a demonstrable unmet need means the lack of a five-year supply of deliverable housing sites or where the Housing Delivery Tests were below 75% of the housing requirement over the previous three years.
- 6.24 As per the Five-Year Land Supply Statement 2024-2029 provided by GBC, the LPA confirms that currently, it can only demonstrate a land supply for 3 years, rather than the required 5, as well as a three-year delivery rate of 59% (below the required 75%).
- 6.25 The lack of housing land supply and delivery is considered to be sufficient evidence to demonstrate an unmet need for the type of development which is proposed at the Site, adhering to criterion (b) of paragraph 155.
- c) The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework; and*
- 6.26 Paragraph 110 of the Framework states that significant development should be focused on locations which are, or can be made, sustainable and also accepts that opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and that this should be taken into account in decision-making.
- 6.27 Firstly, the development cannot be described as a significant development as it falls short of what would normally constitute a major development, given less than 10 dwellings are proposed, and the Site is less than 1 hectare in size. The first aspect of paragraph 110 does not, therefore, apply to this development, noting that the limit in this case is only three dwellings.

- 6.28 The Site is served by a range of bus services providing connections to surrounding settlements and key transport nodes. The nearest bus stop is Steele's Lane (in both directions), which is 113 m due north.
- 6.29 The 223 (school service) operates Monday to Friday, departing at 07:02 towards Tonbridge (serving Weald of Kent School) and returning at 17:01.
- 6.30 The 306 operates Monday to Friday, with services towards Vigo at 07:59 and 15:23, and return services towards Gravesend at 08:23 and 15:44.
- 6.31 The 308 operates Monday to Saturday. On weekdays, services depart towards Sevenoaks at 07:10, 09:39, 11:09, 12:39, 14:29, 17:11 and 18:11, with return services towards Gravesend at 10:06, 11:31, 13:01, 14:31, 16:35, 17:33 and 18:33.
- 6.32 On Saturdays, services depart towards Sevenoaks at 09:39, 11:09, 12:39, 14:39, 16:12 and 18:12, with return services towards Gravesend at 08:29, 10:01, 11:31, 13:01, 15:01, 16:33 and 18:33.
- 6.33 The VIGO1 service operates Monday through Friday, departing towards Denton at 07:29 and returning to the opposite stop at 16:16 towards Vigo.
- 6.34 All of the aforementioned services provide access to stops along Station Road, facilitating connections to Meopham Railway Station. The station provides direct services to London Victoria, commencing at 05:20 and running at approximately 05 and 35 minutes past each hour until 23:40 (Monday to Friday). On Saturdays, services commence at 05:20 and run at approximately 15 and 35 minutes past each hour until 23:37. On Sundays, services commence at 06:55 and run at approximately 25 and 55 minutes past each hour until 00:55.
- 6.35 Return rail services arrive at Meopham from 06:32, at approximately 02 and 32 minutes past each hour until 01:24 (Monday to Friday). On Saturdays, services arrive from 06:29 at approximately 29 and 43 minutes past each hour until 01:21, and on Sundays from 07:30 at approximately 30-minute intervals until 01:21.
- 6.36 In addition to the above, the 418 & 418R operate Monday through Friday and depart the stop towards Wrotham at 07:41 and return towards New Ash Green at 15:27. The 418W also only operates during the week, departing the stop towards Wrotham at 07:44 and returning at 15:27 towards New Ash Green.
- 6.37 These buses also serve the aforementioned stop adjacent to Meopham station, as well as Longfield Train Station, which provides train services to London Victoria, the Medway towns and the Kent coast.

- 6.38 The first train departs at 05:24 and runs approximately every 20-30 minutes until 23:44, Monday through Saturday. On a Sunday, the first service departs at 06:59 and runs every 30 minutes until 23:59.
- 6.39 Return services arrive at Longfield from 06:29, at approximately 29 and 43 minutes past each hour until 01:22 (Monday to Saturday). On Sundays, the first service arrives at 07:30 and operates at approximately 30-minute intervals until 01:21.
- 6.40 Should the LPA consider the bus and train-related service insufficient in isolation, it is noted that the Site lies within 200 m of the edge of Meopham Green Village, as detailed above, which comprises various amenities.
- 6.41 Such amenities include Meopham Veterinary Hospital (50 m), Happy Fish Book Shop (134 m), Meopham Green Baptist Church (334 m), a florists (407 m), a takeaway (451 m), a public house (495 m), Meopham Valley Vineyard (628 m), and Meopham Village Hall (913 m).
- 6.42 Further afield is Meopham Library (1.08 km), Busy Bees Nursery at Meopham (allowing children from 9 months to 4 years) (1.09 km), Meopham Primary School (1.16 km), Meopham Secondary School (1.17 km) and Meopham Leisure Centre, that comprises a gym, sports courts as well as spaces for events and workout classes (1.29 km).
- 6.43 All of the aforementioned facilities are within a 10 to 15-minute walk from the Site via an established pedestrian footpath that is adjacent to the A227.
- 6.44 It is reasonable to mention that not all settlements are ever likely to have a full range of services and facilities, so existing and future residents would need to leave any settlement to access certain services and facilities, such as secondary schools, medical facilities, and places of employment. Also, the Framework is clear in paragraph 83 that development in one village or area may support services in another area nearby. Given the above, GBC need to recognise that paragraph 110 states that opportunities to maximise sustainable transport solutions will vary between urban and rural areas.
- 6.45 In addition, the NPPG states that: "whether locations are sustainable should be determined in light of local context and site or development-specific considerations."

- 6.46 TRICS data confirms that 0.5 trips are generated by a single dwelling during the AM peak hour, meaning that 1.5 additional trips are likely in this case. Such additional traffic will not be detectable when compared to the existing context.
- 6.47 Additionally, a recent 'grey belt' housing appeal decision concluded that the relevant settlement had limited services and facilities and that journeys to other facilities and services were likely to be made by car but would be brief and given the scale of development, limited (see paragraphs 10-13 in particular of appeal decision 3354674, attached as **Appendix 3**). The Applicant considers that the same can be said here.
- 6.48 Given the above site-specific considerations, as well as the local context (a rural predominantly residential location), coupled with the less than major extent of development proposed (and thus the likelihood of brief and limited additional trips by car) and the ability to access nearby identified amenities and settlements by bicycle and by foot, the Applicant considers that the location is a sustainable one for the development proposed that complies with paragraphs 110 and 115 of the Framework.

2. Location

- 6.49 The location of the Site and its sustainability have been explored in detail in part 1 of this assessment under 'Green Belt', and it is considered to have been established that the Site is in a suitable location for housing.

3. Land Use

- 6.50 The Site is bordered on its southern side by Foxdene and Cherry Hay to the east. Cherry Hay forms part of a linear development of dwellings. Sporadic dwellings within larger plots continue southwards on the subject side of South Street.
- 6.51 In a wider context, Meopham Green Village comprises various amenities (as detailed above), as well as a variety of residential developments, which are served by similar transport links that have been previously discussed.
- 6.52 It is considered that the provision of 3 additional residential units would not be out of keeping with the use of the surrounding land on the basis that it is predominantly surrounded by dwellings. This reinforces that the Site does not represent an isolated location.

4. Quantum

- 6.53 The maximum number of proposed dwellings at the Site (3) is considered to be appropriate and relative to the size and shape of the application Site. The dwelling will clearly be able to benefit from adequate space for landscaping, parking, access and amenity space.
- 6.54 The number of dwellings proposed reflects a modest and proportionate level of development that avoids over-intensification. The proposed density, at up to 15 dwellings per hectare, is considered to align with the established character of the area.
- 6.55 This is considered to be in accordance with policy CS19 of the CS, which states that all new housing will be developed at a density that is consistent with achieving good design and does not compromise the distinctive character of the area in which it is situated.

5. Planning Balance

- 6.56 As noted above, it is understood that GBC cannot presently demonstrate an up-to-date 5YHLS when measured against its objectively assessed need, meaning that the presumption in favour of sustainable development, as set out in paragraph 11(d) of the Framework, is engaged. For decisions, this means:

(d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- (i) the application of policies in the Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
- (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.*

- 6.57 In applying paragraph 11(d), the extent of the shortfall in 5YHLS, whether a forthcoming action plan exists or whether the Council will, in the near future, have a 5YHLS does not matter. When applicable, the starting point of the presumption is that permission should be granted reflective of the government's objective to significantly boost the supply of homes. The size of any housing land supply deficit does not obviate the need to address the provisions of paragraph 11(d).
- 6.58 Such areas of protection as referenced in paragraph 11(d)(i) include Green Belts. An assessment as to the impact on the Green Belt must be completed prior to determining whether the presumption in favour of sustainable development can

be applied to this proposal. The wording within the Framework suggests that the measure and extent of any identified harm must amount to a strong reason for refusing proposed development.

- 6.59 Further to the accessibility point, in an appeal decision (3354156, **Appendix 4**), whilst not relating to Green Belt land, the issue of accessibility is relevant in connection with a 'permission in principle' for up to 5 houses. Here, an Inspector found that the location was unacceptable, but on balance, with a 3.31-year housing land supply (i.e. better than GBC's current position), plus consideration of the Framework's acknowledgement that "small sites can make an important contribution to meeting housing requirements of an area", these factors were given significant weight and should therefore also apply to the subject proposal.
- 6.60 As a consequence of the assessment carried out above, there is, in the Applicant's view, no **strong** reason for refusing the intended development. Even if GBC finds otherwise and that the development does not benefit from the grey belt exception, this must amount to a **strong** reason for refusing the development.
- 6.61 If GBC conclude that the development would not result in inappropriate development in the Green Belt or that it is inappropriate but doesn't result in a strong reason for refusing it, then it would be appropriate to assess such a proposal against part (ii) of paragraph 11(d). Given that the Applicant considers that it would be possible to ensure there are no harms or disbenefits, the following are clear benefits of the proposal:
- It will make a positive contribution to the Council's housing needs;
 - As a small housing site, it could be delivered quickly;
 - The provision of housing would bring economic benefits in the short term, through employment and investment related to construction activity, and in the longer term, through the spending power of residents that would benefit local shops and businesses;
 - It would result in a better use of land that is otherwise likely to remain vacant for the foreseeable future;
 - Framework support for this proposal is provided in paragraphs 61, 73, 124, 125, 127, 128 and 129.
- 6.62 With there being no strong reason for resisting the development on Green Belt grounds, it is considered that there are no adverse impacts of allowing the proposal and certainly not to the extent that these would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.

7 Conclusions

- 7.1 Overall, it is considered that the proposal is an appropriate development in the Green Belt as it complies with either paragraph 154(e) or 155 of the Framework. This Planning Statement sets out how it would be perfectly reasonable to conclude that the development could deliver 3 additional dwellings without resulting in a substantial impact on openness.
- 7.2 Even if the LPA disagree and consider it to be inappropriate development in the Green Belt, the extent of the inappropriateness and harm needs to result in a **strong** reason for refusing the development proposed, taking account of the LPA's five-year housing land supply position. Given the Site's limited contribution to the Green Belt, and the ability to further control the final details at the technical consent stage, together with the reasonable street scene infill nature of the proposal, it is said that the development will not lead to a **strong** reason for refusing this first stage of the permission in principle process.
- 7.3 Moreover, it has been demonstrated that the Site is considered to be situated within a sustainable location, being served by various local amenities and transport links to Gravesend and beyond into London and the Medway towns.
- 7.4 Concerning the land use, the additional dwellings will be closely situated to nearby dwellings along South Street (on both sides), as well as the dwellings on the boundary of Meopham Green Village.
- 7.5 Lastly, the quantum of the proposal is considered to be in keeping with the size of the Site as well as the density of nearby residential developments. It will not result in an over-intensification or over-development of the Site.
- 7.6 In consideration of all relevant development plan policies and material considerations, this application should be viewed positively by the authority, and it is respectfully requested that this submission be approved.