

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 01/05/2025 9:10 PM from [REDACTED]

Application Summary

Address:	Land At Wrotham Road Meopham Gravesend Kent DA13 0AA
Proposal:	Request for a screening opinion in accordance with The Town and Country Planning Act (Environmental Impact Assessment) Regulations 2017 in respect of an EIA Screening Opinion to determine whether two outline planning applications for residential developments, one for up to 350 dwellings and one for up to 120 dwellings, at Meopham, Wrotham Road constitutes EIA development.
Case Officer:	Ms Amanda Cue

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Tradescant Drive Meopham Gravesend

Comments Details

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

Reasons for comment:

Comments:	To whom it may concern, I write to register my strongest objection to the current screening opinion concerning the proposed outline planning applications for two developments totalling approximately 500 houses on green belt land in Meopham. I firmly believe that an Environmental Impact Assessment (EIA) is not only warranted but essential in this case. The assertion that these developments would not result in significant environmental impact is profoundly flawed. The land in question is designated green belt-a status intended to protect against precisely the type of large-scale urban expansion being proposed. Furthermore, it supports a rich and sensitive ecosystem, including legally protected species such as bats and buzzards, and a wide array of other wildlife. The cumulative environmental harm from both developments would be substantial and irreversible, affecting biodiversity, air quality, and the overall ecological balance. Beyond the direct environmental destruction, the developments would also have a significant indirect impact. Increased light, noise, and pollution from construction and the influx of hundreds of vehicles would fundamentally alter the local environment. These factors must be thoroughly assessed and cannot be dismissed as insignificant. The proposed scale of development-representing a population increase of around 25%-will also place immense pressure on local infrastructure and services. While not strictly environmental in nature, such strain on roads, schools, and healthcare services will undoubtedly lead to adverse secondary environmental impacts, including increased emissions and traffic congestion. These cumulative effects fall squarely within the remit of what an EIA is designed to evaluate.
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It is also deeply concerning that this application sidesteps the availability of brownfield sites, choosing instead to target green belt and agricultural land-despite clear national planning policy that green belt development should only proceed in "exceptional circumstances." The environmental consequences of building on prime agricultural land-particularly in light of growing food security concerns-must not be overlooked or minimised.

In conclusion, the claim that these developments do not constitute EIA development is simply untenable. The environmental impacts-both direct and cumulative-are significant and merit full and proper assessment under the Environmental Impact Assessment Regulations. To proceed without such an evaluation would be a serious dereliction of duty by the planning authority.

I therefore urge you to require an Environmental Impact Assessment for both proposed developments in the strongest possible terms.

Yours sincerely,

A very concerned resident of Meopham

Kind regards