

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 29/11/2025 4:56 PM from [REDACTED]

Application Summary

Address:	Land At Wrotham Road Meopham Gravesend Kent DA13 0AA
Proposal:	Outline application for the erection of up to 350 residential dwellings , public open space and associated works. Approval is sought for the principal means of vehicular access from Wrotham Road and all other matters are reserved.
Case Officer:	Mrs Katherine Parkin

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Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	Norwood Lane Meopham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: ster my strong objection to the above planning application. My concerns relate to several material planning considerations, outlined below.

1. Harm to Green Belt and Loss of Agricultural Land

The proposed development is situated on Green Belt farmland. National and local planning policies make clear that Green Belt land should remain open and undeveloped, and that substantial weight must be given to maintaining its openness. This proposal would result in the permanent loss of agricultural land, the erosion of rural character, and the merging of settlements. I can see no "very special circumstances" that would justify such harm, and none appear to have been evidenced within the application.

2. Overdevelopment of the Site

The scale of the proposal is, in my view, excessive for this location. The density and size of the development are out of keeping with the surrounding countryside and will fundamentally alter the character of the area. The extent of the built form constitutes overdevelopment, placing undue pressure on the landscape, rural setting, and local road network.

3. Severe Impact on Local Infrastructure

Local infrastructure is already operating beyond comfortable capacity, and this development would worsen the situation:

- Traffic and Highway Safety:

The area already experiences significant congestion, particularly around school pick-up and drop-off times. Additional vehicle movements from this development will only intensify this, increasing journey times and raising highway-safety risks.

- School Capacity:

Primary and secondary schools in the area are frequently oversubscribed. This proposal would introduce a large number of additional households without offering any evidence of how the increased demand for school places would be met.

- Healthcare Provision:

Local GP and dental practices are already struggling to accommodate existing patient numbers. Adding further population growth without corresponding investment in healthcare infrastructure is unsustainable and contrary to the principles of plan-led development.

4. Insufficient Mitigation or Community Benefit

The application does not demonstrate that the necessary infrastructure, services, or mitigation measures will be provided. Without clear, guaranteed, and deliverable improvements to roads, schools, healthcare, and other essential services, the development would place an unacceptable burden on the community.

Conclusion

For the above reasons-harm to the Green Belt, overdevelopment, increased traffic, and lack of adequate infrastructure-I respectfully request that the Council refuse this planning application.

Kind regards