

# Comments summary

Dear Sir/Madam,

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

Comments were submitted at 09/05/2025 9:06 PM from [REDACTED]

## Application Summary

|               |                                                                                                                                                                                                                                                                                                                                                                                        |
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| 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                                                                                                                                                                                                                                                                                                                                                                          |

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## Customer Details

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

## Comments Details

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

Reasons for comment:

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| Comments: | <p>I strongly object to the screening opinion on the proposed housing developments on green belt land in Meopham village. The fact that a full Environmental Impact Assessment is not deemed to be vital by Gravesham Planning amounts to gross negligence. National Planning Policy states that green belt development should only occur in exceptional circumstances, and the Government has stated that the use of brownfield sites should be prioritised. The environmental impact of the urbanisation of green belt and open countryside is irreversible and the continuing loss on a huge scale of vital farmland in Kent will significantly affect food production capabilities in the long term.</p> <p>It is vital that comprehensive consultations are conducted with input from the relevant professionals and field experts to ensure full compliance under all aspects of the Environmental Impact Assessment Regulations.</p> <p>The site on Wrotham Road, opposite Camer Parade, is situated on green belt land within the North Kent Downs Landscape, a chalk downland and an increasingly threatened rare habitat containing a rich and distinctive biodiversity. The proposed development would have an extremely detrimental impact on the visual openness of the countryside, and on the wide variety of wildlife which inhabits the site and surrounding area, both during and after the construction process, through noise, light pollution and additional traffic.</p> <p>This site is in extremely close proximity to Camer Park County Park which is a designated Area of Outstanding Natural Beauty and is appreciated for its wildlife, especially slow worms and lizards. The park would also be hugely affected by the development.</p> <p>Both sites have a wide variety of bats and all bat species, their breeding sites and resting places are fully protected by law. There are also many species of birds such as buzzards, red kites, sparrowhawks, owls, skylarks, and kestrels which are Amber-listed as a species of conservation concern in the UK. All birds, their nests and their eggs are protected, by law, under schedule 5 of the Wildlife and Countryside Act 1981.</p> <p>Protected, important or sensitive species of flora or fauna which use areas on or</p> |
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around the site for breeding, nesting, foraging, resting, over-wintering, or migration, are likely to be affected by the development. Such developments affect biodiversity and habitats through disturbance, water and air pollution, noise, and light and can alter feeding and breeding behaviours and cause habitat loss for birds, animals, and insects.

The addition of approximately 500 homes in Meopham equates to a possible 20% to 25% rise in the village population. We do not have the required infrastructure to cope with the current population, and this would only exacerbate the situation. Considering that many households own more than one car, such a significant increase in the number of vehicles on our local roads, which is already an extremely contentious issue within the village, is totally untenable.

Access via Longfield Road to that particular site demonstrates an obvious lack of research and consideration. This area of road is often reduced to single file traffic due to residential parking and becomes severely congested during peak times particularly at the start and finish of the school day.

Furthermore, this site is situated next to Helen Allison School which is a Centre of Excellence for children and young people on the autism spectrum who often experience heightened sensitivity to sensory input, leading to challenges in processing and responding to the environment. A construction site next to the school would severely disrupt students' learning environment, hindering their ability to reach their full potential now and in the future.

Both sites would also need to be accessed via the A227 which already suffers from constant congestion. It is used as a cut-through by various vehicles, including HGVs despite the narrow road and pavements, especially when there are issues on nearby major roads such as the A2, A20, M20, and M25. Highways England has admitted that the new Lower Thames Crossing will also increase the traffic using the A227.

The junctions at Longfield Road and Camer Parade with the A227 are well-known accident blackspots and, once again, during school opening and closing times, suffer long tail backs of queuing traffic. Additional traffic attempting to access and depart from the new developments in this vicinity would create further risk to oncoming vehicles and the safety of pedestrians.

Any increase in queuing traffic, including idling cars and HGVs, will elevate air pollution levels during school start and finish times and pose a significant health risk to children who are particularly vulnerable to pollution.

I strongly recommend that Gravesham Planning mandates thorough and comprehensive Environmental Impact Assessments for both sites, in consultation with the relevant professional bodies.

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Kind regards