

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 27/11/2025 3:27 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] Long Walk, Istead Rise

Comments Details

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

Reasons for comment:

Comments:	I object to this planning application as it is both unnecessary and inappropriate for the area. This land is in the greenbelt and as published in the 'Your Borough' magazine, it was stated that Brownfield sites would be built on first. There are a number of Brownfield sites available in Gravesham! I also do not believe that there is a need for these houses! 1. Inconsistency with Green Belt Purposes and Local Plans A core argument is that this proposed development fundamentally undermines the purposes of the Green Belt. According to the NPPF, the primary purposes of the Green Belt are: - Preventing Urban Sprawl: This development would cause the unrestricted sprawl of a built-up area. - This development will result in the merging of villages into one another. - Safeguarding the Countryside: This development represents an inappropriate encroachment into the countryside. - Loss of Character: This development would harm the setting and special character of Meopham. This development is not in a truly sustainable location and it would fundamentally weaken the wider Green Belt's integrity. 2. Insufficient Infrastructure and Services This is a key material consideration. This development is unsustainable as the existing local infrastructure cannot cope with the increased population. Specifically: - Transport Impact: This development would lead to a significant increase in traffic congestion in an area that already suffers, there is a lack of adequate public transport provision from the sub standard public bus service to poorly run and inadequate school services and I believe that this would pose a risk to highway and pedestrian safety. - Lack of Social Infrastructure: The local community lacks sufficient capacity in
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schools from secondary to post-16 provision, healthcare facilities (e.g., GP surgeries and hospital), and other public services to support the new homes.

- Drainage and Flooding: The site is at risk of flooding, and the development's drainage strategy is inadequate and would exacerbate flooding in the local area. There have been multiple incidents of this recently.

3. Design, Character, and Amenity Issues

The proposed development will impact the surrounding area and the quality of life for existing residents.

- Design and Appearance: The design, scale, height, or density of the proposed buildings are out of character with the existing street scene and local area.
- Loss of Amenity: The development would cause a significant and demonstrable loss of amenity for neighbours.
- Overbearing Impact: The sheer size or massing of the buildings would be oppressive and visually dominant from neighbouring properties.
- Pollution and Noise: The development would lead to unacceptable levels of noise, light, or air pollution during and after construction.

4. Environmental and Ecological Harm

- Loss of Biodiversity: The development would result in the loss of important habitats for wildlife or remove mature trees and hedgerows that contribute to local biodiversity.
 - Irreplaceable Habitats: The land contains irreplaceable habitats, as defined by the NPPF, such as ancient woodland or veteran trees.
 - Visual impact on adjacent Conservation Area.
 - 150 houses = Potentially, 300 cars + Delivery and Service Vehicles.
 - Developer is intending dangerous access for cars onto what is, essentially, a tiny rural lane.
 - High grade farmland which contributes to food production, we should beware of increasing food imports.
 - There are currently three applications in adjacent locations + in addition Blackthorn Farm (100 Houses) should also be taken into consideration as they all use the same infrastructure.
 - Greenbelt land which has not been released from the Greenbelt boundary.
 - 1,440 additional cars using the A227 as their main route in and out of Meopham.
 - A227 used as a cut through by vehicles, including HGVs, despite narrow road and pavements, and becomes gridlocked when there are incidents on nearby major roads.
 - Local side routes totally inadequate to support diversions when required.
 - Lower Thames Crossing will also increase the traffic using the A227.
 - Commuters already stand on peak time trains from Meopham and Sole Street Railway Stations and current bus service is very limited and unreliable.
 - Potential increase in population of Meopham by one third.
 - Additional strain on already overstretched GP and NHS services.
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Kind regards