

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 4:49 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

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	Cheyne Walk Meopham

Comments Details

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

Reasons for comment:

Comments: I am writing to formally object to the proposed planning application on the basis that it conflicts with Green Belt policy, fails to provide adequate infrastructure, and poses significant environmental and ecological risks. My detailed grounds for objection are set out below.

1. Inconsistency with Green Belt Purposes and Local Plans

Loss of Character of Historic Settlement

The proposed development would harm the setting and special character of the nearby historic town/village. The surrounding landscape forms an essential part of its heritage value and rural identity. Development of this nature would erode the distinctiveness and charm of the settlement, contrary to local and national planning policy.

Failure to Meet "Not Inappropriate" Criteria for Grey Belt Land

The proposal does not meet the criteria for development considered "not inappropriate" within the grey belt. The site is not in a genuinely sustainable location, lacking adequate access to essential services and transport connections. Approving this development would weaken the integrity of the wider Green Belt and undermine its primary purpose: to prevent uncontrolled expansion and protect openness.

2. Insufficient Infrastructure and Services

Transport Impact

The development would place significant pressure on local road networks, increasing traffic congestion and impacting highway safety. Public transport provision is already limited, making it unlikely that the development could be supported sustainably. Increased vehicle movement may also create risks for

pedestrians and cyclists.

Lack of Social Infrastructure

Schools, healthcare facilities such as GP surgeries, and other essential public services in the area are already struggling to meet existing demand. There is no evidence of sufficient capacity to accommodate the additional population that this development would introduce.

Drainage and Flooding Concerns

The site is at risk of flooding, and the developer's drainage strategy is inadequate. Increased surface water runoff could exacerbate existing flooding issues in the surrounding area. Without a robust and independently verified drainage plan, the development cannot be considered sustainable or safe.

3. Environmental and Ecological Harm

Loss of Biodiversity

The proposed development threatens important wildlife habitats, including mature trees, hedgerows, and other ecological features that contribute significantly to local biodiversity. Their removal would result in irreversible ecological harm.

Contamination Risks

The site is contaminated, and the mitigation measures proposed by the developer are insufficient to eliminate risk to human health or the wider environment. Without a comprehensive, independently reviewed remediation plan, development should not proceed.

Irreplaceable Habitats

The land contains irreplaceable habitats as defined in the National Planning Policy Framework (NPPF), such as ancient woodland or veteran trees. These assets cannot be recreated or replaced once lost, making their protection a matter of national importance.

For the reasons outlined above, I strongly urge the planning authority to refuse this application.

Yours faithfully,

Kind regards