

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 13/12/2025 9:33 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] Tradescant Drive Meopham

Comments Details

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

Reasons for comment:

Comments: I strongly object to the proposed development of 150 houses in Meopham. As a local resident, I believe this application represents serious and unacceptable harm to the local area, its landscape, and its community. My concerns are based on material planning considerations as outlined below.

1. Severe Impact on Highway Safety and Access

The proposed access point onto a narrow rural lane only wide enough for a single vehicle is wholly unsuitable for the scale of development.

* An additional 300+ cars using this lane will create significant congestion, obstruction, and high-risk conflict points.

* The lane is not designed for two-way traffic, emergency vehicles, delivery vans, or construction traffic.

* Visibility splays and safe entry/exit turning movements cannot be achieved without fundamentally altering the character of the rural lane.

This constitutes an unacceptable highway safety risk, contrary to national planning guidance and local transport policy.

2. Unsustainable Population Increase

The proposed 150 homes would increase Meopham's population by 400-500 residents, a figure entirely disproportionate to the size and capacity of the existing village.

Meopham is classified as a small rural settlement, and an increase of this scale is incompatible with the local plan's aims for sustainable, proportionate growth.

3. Overwhelming Pressure on Local Services

Local infrastructure is already stretched beyond its capacity:

Healthcare

- * Meopham has one GP practice, where residents already struggle to obtain appointments.

- * No dental provision exists in the village.

The development could add hundreds of new patients without providing any additional healthcare infrastructure.

Schools

- * The village has one primary and one secondary school, both with existing waiting lists.

- * Additional families will worsen overcrowding and mean local children may not secure places at their nearest schools, increasing travel demand.

Public Transport

- * Meopham has a single train station, where commuters already stand on packed peak-time services.

- * The proposed development would place even more pressure on already inadequate public transport capacity.

Local Amenities

- * Limited shops and one pharmacy, which already struggles with current demand.

- * No provision in the plans to expand essential services.

The proposal is therefore unsustainable, failing to demonstrate that supporting infrastructure will be available.

4. Loss of High-Grade Agricultural Land

The site lies on productive, high-quality farmland contributing to local and national food supply.

National planning policy states that best and most versatile agricultural land (Grades 1-3) should be protected and should only be developed in exceptional circumstances.

Building 150 houses on this land would:

- * Permanently remove valuable food-producing land

- * Increase reliance on imported food

- * Damage local agricultural viability

This loss cannot be justified.

5. Harm to Village Character and Rural Landscape

Meopham is a small rural village. Introducing 150 houses:

- * Dramatically alters the scale and character of the area

- * Represents overdevelopment beyond what the village can reasonably absorb

- * Creates urbanisation inconsistent with the local plan and village setting

The development would fundamentally change the nature of the settlement.

6. Crime and Policing Concerns

With no local police presence, an increase of 400-500 residents risks:

- * Higher response times

- * Strain on already limited local policing resources

- * Increased crime, antisocial behaviour, and reduced community safety

This is a valid planning consideration where services cannot support population growth.

7. Increased Traffic and Footfall in Residential Areas

The proposed layout will create a new cut-through route directly affecting quiet residential streets.

This will result in:

- * Increased foot traffic

- * Higher vehicle movements

- * Reduced safety for children and pedestrians

- * Loss of residential amenity

This negatively affects the character and safety of existing neighbourhoods.

Conclusion

For the reasons outlined - including severe highway safety concerns, unsustainable population growth, loss of high-grade farmland, inadequate local infrastructure, pressure on services, and harm to village character - I respectfully request that this application be refused.

The proposal is not aligned with sustainable development principles and does not address the legitimate needs or capacity of the Meopham community.

Kind regards