

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 06/05/2025 7:07 PM from [REDACTED]

Application Summary

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

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	TRADESCANT DRIVE Meopham, Gravesend

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	To whom it may concern, I write to register my strongest objection to the current screening opinion concerning the proposed outline planning applications for two major residential developments on green belt land in Meopham (Application Reference: 20250399). I firmly believe that an Environmental Impact Assessment (EIA) is not only justified, but absolutely essential in this case. The claim that these developments-one for up to 350 dwellings and another for up to 120 dwellings-would not result in significant environmental impact is fundamentally flawed. The site in question lies within designated green belt land, a planning protection specifically intended to guard against urban sprawl and safeguard the countryside from precisely this scale of development. This land supports a rich and sensitive ecosystem, home to a wide variety of wildlife, including protected species such as bats and buzzards. The cumulative environmental harm posed by the two developments would be substantial, long-lasting, and irreversible. It threatens local biodiversity, air quality, and the overall ecological balance of the area. Furthermore, indirect impacts-such as light and noise pollution, increased traffic, and construction disruption-would fundamentally alter the rural character and environmental integrity of the local area. These factors cannot and should not be dismissed as insignificant and fall squarely within the scope of an EIA. The projected population increase of around 25% would also place severe strain on local infrastructure, including roads, healthcare, and schools. These knock-on effects would lead to further environmental degradation, including increased emissions and traffic congestion-issues that demand thorough environmental evaluation.
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It is also deeply concerning that this proposal bypasses previously funded alternatives. In October 2024, Gravesham Borough Council received £1.6 million to support the development of brownfield sites, precisely to reduce pressure on the green belt. Ignoring this investment and targeting agricultural and green belt land instead is a clear failure to align with both local and national policy- particularly given the presumption against green belt development except in "exceptional circumstances."

Given the scale, location, and environmental sensitivity of the proposed developments, the argument that an EIA is not required is simply untenable. Proceeding without a full Environmental Impact Assessment would be a grave oversight and a breach of the public duty to safeguard the natural environment for current and future generations.

I therefore urge Gravesham Borough Council to require a full Environmental Impact Assessment for both proposed developments as a matter of urgency and in the strongest possible terms.

Yours sincerely,

Steve Young

Kind regards