

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 04/12/2025 8:45 AM 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:	[REDACTED] Willow Walk Meopham

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I wish to register my objection to the above application for approximately 350 homes. The proposal raises significant concerns relating to highway safety, unsuitable access arrangements, harm to the setting of a Conservation Area, and the loss of productive agricultural land. These impacts conflict with several national and local planning policies and provide clear grounds for refusal. Conflict with NPPF Paragraph 115 - Severe Impact on Highway Safety. A development of 350 homes is likely to generate 700+ vehicles, excluding service, delivery, and emergency vehicles. This scale of traffic is incompatible with the road conditions at this section of Wrotham Road (A227). The A227 is already heavily trafficked and constrained. According to the NPPF, planning permission should be refused where: The impact on highway safety is unacceptable, or The cumulative impact on the road network would be severe. Both conditions apply here. The proposed access is located: Near a busy shopping parade, Close to the Green Lane junction, Adjacent to two schools/nurseries (Meopham Community Academy and Mini

Meophams Nursery),
In an area already known as an accident black spot.

The interaction of increased turning movements with existing congestion and roadside parking is likely to create significant collision risk.

The road constricts to a narrow pinch point near The George Inn, where large vehicles frequently struggle to pass. This creates queueing, sudden braking, and driver conflict.

With the additional traffic from 350 homes, this pinch point presents a significant safety hazard that cannot be mitigated without widening land the applicant does not control.

Conflicts with Gravesham Local Plan Core Strategy Policy CS19.

Policy CS19 (Development and Design Principles) requires proposals to:

- Provide safe access
- Integrate with the existing road network
- Avoid increasing highway danger
- Demonstrate adequate transport capacity

The application fails to satisfy any of these requirements.

Visual Harm to the Adjacent Conservation Area

The proposed development sits immediately beside a designated Conservation Area, which is protected under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Local authorities must give special attention to preserving or enhancing its character and appearance.

NPPF Paragraphs 208-212 (Conserving and Enhancing the Historic Environment)

The NPPF states that any harm to the setting of a heritage asset, including a Conservation Area, must require clear and convincing justification. A large suburban housing estate would fundamentally alter:

- The rural setting,
- Views into and out of the Conservation Area,
- The landscape transition around Wrotham Road.

No such justification exists.

Gravesham Local Plan CS20 (Heritage and the Historic Environment)

Policy CS20 requires development to conserve and enhance heritage settings. A major estate on the edge of a rural Conservation Area is clearly incompatible with this requirement.

Loss of Productive Agricultural Land - Contrary to NPPF Paragraphs 174 & 175
The site consists of actively farmed agricultural land, contributing to local food production.

The NPPF directs councils to:
Protect the economic and environmental benefits of "best and most versatile" agricultural land (Grade 1-3a).
Avoid its loss unless there are no reasonable alternative sites.

At a time when agricultural land is diminishing nationally, the irreversible loss of this large, productive farmland is contrary to national policy and long-term

sustainability objectives.

This proposal presents numerous clear harms:

Severe, unmitigable highway safety impacts
Unsuitable access onto a congested A-road
Significant harm to the setting of a Conservation Area
Loss of productive agricultural land

Conflict with NPPF Paragraphs 115, 174-175, 208-212
Conflict with Gravesham Core Strategy Policies CS19 and CS20

These issues are substantial, demonstrable, and contrary to adopted planning policy.

I therefore strongly urge the planning authority to refuse this application.

Kind regards