

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 9:24 AM from Mr Andrew Habben.

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

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Customer Details

Name:	Mr Andrew Habben
Email:	andycsi@me.com
Address:	6, Rowan Close Meopham Gravesend

Comments Details

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

Reasons for comment:

Comments: Norwood Lane and the surrounding local road network are constrained in terms of width, alignment and visibility, and already experience significant traffic at peak periods. On the basis of the information submitted, I, Mr Andrew Robert Habben is not satisfied that:

- The additional vehicle movements generated by the development could be safely accommodated on Norwood Lane and the adjoining rural lanes;
- Adequate highway mitigation or improvement works have been demonstrated;
- or
- Safe and suitable access for all users would be achieved.

The proposal i believe, will have an unacceptable impact on highway safety and a severe residual cumulative impact on the local road network, contrary to:

- Policy T1 (Impact of development on the transport network) of the emerging Gravesham Local Plan,
- Saved policy T16 of the Gravesham Local Plan First Review (1994), and
- Paragraphs 111 and 112 of the National Planning Policy Framework (NPPF), which require that development should not result in an unacceptable impact on highway safety or a severe cumulative impact on the road network.

1. Inadequate local infrastructure and services.

The development would place additional pressure on already stretched local infrastructure, including primary and secondary schools, GP surgeries and dental

practices serving Meopham and the surrounding rural area. No robust evidence or secured planning obligations have been provided to demonstrate that sufficient additional capacity in education and health facilities can be delivered in a timely manner to meet the needs arising from the development.

As such, the proposal fails to demonstrate that it would be supported by the necessary social and community infrastructure, contrary to:

- Core Strategy Policy CS10 (Physical and Social Infrastructure) of the Gravesham Local Plan Core Strategy (2014), which requires that development is accompanied by or makes provision for the infrastructure necessary to support it, and

- Paragraphs 20, 34 and 95 of the NPPF, which seek to ensure that developments are supported by appropriate infrastructure, including schools, healthcare and community facilities.

1. Harm to the Green Belt, landscape and biodiversity

The site lies within the Metropolitan Green Belt. The proposal would introduce substantial built development into open countryside, resulting in encroachment into the Green Belt and causing significant harm to its openness and rural character. The development does not fall within any of the categories of appropriate development listed in paragraphs 149-150 of the NPPF, and no very special circumstances have been demonstrated that would clearly outweigh the harm to the Green Belt and the other harms identified.

Furthermore, the site forms part of a wider network of greenfield and semi-natural habitats that contribute to local landscape character and biodiversity, providing habitat and movement corridors for a range of species. The development would lead to the loss and fragmentation of this habitat, with insufficient evidence that biodiversity net gain would be achieved, or that effective, long-term compensatory measures would be secured.

The proposal is therefore contrary to:

- Core Strategy Policy CS02 (Scale and Distribution of Development), which seeks to protect the Green Belt and countryside from inappropriate development,
- Core Strategy Policy CS12 (Green Infrastructure), which seeks to retain, protect and enhance green spaces and biodiversity,
- Saved policies C13 and C14 of the Gravesham Local Plan First Review (1994), and
- Sections 13 and 15 of the NPPF (Protecting Green Belt land; Conserving and enhancing the natural environment), including paragraphs 147-151 and 174-182.

1. Conflict with Government "Landscape Recovery" and land restoration objectives

National policy is moving towards landscape-scale environmental enhancement and habitat restoration, as reflected in the Government's environmental land management reforms, including the Landscape Recovery scheme and related land restoration initiatives. These schemes promote:

- Large-scale habitat restoration and nature recovery;
- Protection and enhancement of high-value landscapes, including Green Belt and other semi-natural areas; and
- Long-term environmental resilience, carbon sequestration and ecosystem services.

By permanently converting greenfield Green Belt land at Norwood Lane to built development, the proposal would:

- Undermine opportunities for future participation in Landscape Recovery or comparable land restoration initiatives;
- Interrupt and diminish the potential for landscape-scale habitat creation and connectivity in this part of the Borough; and
- Run counter to national objectives that seek to retain and enhance such land for environmental and climate resilience benefits rather than release it for development.

The proposal is therefore inconsistent with the Government's Landscape Recovery and wider land restoration objectives.

Kind regards