

# Comments summary

Dear Sir/Madam,

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

Comments were submitted at 25/11/2025 7:10 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:	[REDACTED] Meopham

## Comments Details

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

Reasons for comment:

Comments: I wish to object to Planning Application 20250992 for the construction of a new dwelling on land opposite Camer Parade. My objection is based on several material planning considerations, including conflict with Green Belt purposes, inadequate infrastructure, design and amenity issues, and environmental harm. For the reasons set out below, the proposal is inappropriate and should be refused.

### 1. Conflict with Green Belt Purposes and Local Plan Policies

Although the land may be described as "grey belt," it forms part of the wider Green Belt and plays a critical role in maintaining the rural setting around Camer Parade. The proposal conflicts with the purposes of the Green Belt as set out in the National Planning Policy Framework (NPPF):

- Preventing Urban Sprawl - The introduction of a new dwelling into this open land would contribute to the outward sprawl of built development, gradually eroding the openness and rural character of the Green Belt.
- Preventing Settlement Merging - The land opposite Camer Parade helps retain a clear separation between the built-up frontage and the surrounding countryside. Allowing development here risks incremental merging of built areas.
- Safeguarding the Countryside - The development constitutes inappropriate encroachment into currently undeveloped countryside. It would urbanise land that contributes to the openness and rural landscape character of this part of the Green Belt.
- Loss of Character and Setting - The area around Camer Parade includes long-established open views which contribute to the local character. A new dwelling in this prominent location would harm that setting, contrary to policies aimed at

conserving rural landscapes.

The applicant has not demonstrated that this constitutes "not inappropriate" development nor that any very special circumstances exist. As such, the scheme is contrary to both national planning policy and the intentions of the Local Plan.

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## 2. Insufficient Local Infrastructure and Services

The sustainability of the proposed development is questionable due to limitations in local infrastructure.

- Transport and Highway Safety - Additional vehicle movements would place strain on already limited local road capacity. The roads around Camer Parade are constrained and not suited to increased traffic. Public transport provision is minimal, leading to inevitable increased reliance on cars, raising concerns over both congestion and safety for pedestrians and road users.

- Education, Healthcare, and Social Services - Local schools, GP surgeries, and community facilities are already under pressure, with no evidence presented that they could reasonably support additional population growth arising from the new dwelling.

- Drainage and Flood Risk - The developer has not provided sufficient assurance that drainage can be managed sustainably. Given the known issues of surface water in the surrounding area, the development may increase runoff and contribute to wider flood risk, contrary to the NPPF requirement to avoid exacerbating flooding elsewhere.

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## 3. Design, Character, and Residential Amenity Impacts

The proposed design and layout do not reflect the established character around Camer Parade.

- Out-of-Character Form and Appearance - The scale, style, and massing of the dwelling appear incongruous in an area where the rural environment and open frontage contribute significantly to local character. It would introduce a visually intrusive form of development out of keeping with the surrounding setting.

- Loss of Privacy and Overlooking - Depending on orientation and window placement, the new property may overlook homes near Camer Parade, resulting in loss of privacy for existing residents.

- Overbearing and Overshadowing Impact - The height and proximity of the proposed dwelling risk appearing overbearing when viewed from neighbouring homes and gardens, leading to an appreciable loss of light and a reduced sense of openness.

- Noise, Light, and Air Pollution - Construction activities and increased domestic use would introduce additional noise, artificial lighting, and vehicle emissions into an area currently characterised by low levels of disturbance.

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## 4. Environmental and Ecological Harm

The land opposite Camer Parade has ecological value that would be compromised by development.

- Loss of Biodiversity - The site contains vegetation, wildlife habitats, and natural features that support local biodiversity. Removing mature trees, hedgerows, and ecological corridors would cause avoidable harm to local wildlife.

- Potential Contamination Risks - If the land has a history of contamination, the mitigation measures presented are insufficient to guarantee environmental and public safety.

- Impact on Irreplaceable Habitats - Any removal of veteran trees, established hedgerows, or other irreplaceable landscape features would be unacceptable under the NPPF and must be avoided.

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### Conclusion

Planning Application 20250992 fails to meet the necessary standards for sustainable development and conflicts with Green Belt policy, local planning objectives, environmental protections, and the established character of the area opposite Camer Parade. The proposal would cause lasting harm to the openness of the countryside, local infrastructure, residential amenity, and the natural environment.

For these reasons, I respectfully request that the Council refuse this application.

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Kind regards