

# 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 7:14 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

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## 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: Dear Sir/Madam,

I wish to object to Planning Application 20250992 for a new dwelling on land opposite Camer Parade. The proposal is inappropriate and should be refused for the following reasons:

### 1. Conflict with Green Belt Purposes

Even as "grey belt," the site forms part of the wider Green Belt and contributes to local openness. The development would:

- Introduce urban sprawl into open countryside
- Reduce the separation between existing built areas
- Encroach on rural land that forms an important landscape buffer
- Harm the established rural character of the area opposite Camer Parade

No "very special circumstances" have been demonstrated to justify this intrusion, contrary to the NPPF and local policy.

### 2. Inadequate Local Infrastructure

The development is not sustainable due to limited infrastructure:

- Highways - Increased vehicle movements on constrained local roads, with poor public transport provision, raise concerns for congestion and pedestrian safety.
- Public Services - Local schools, GPs, and community facilities are already stretched, with no evidence of available capacity.
- Drainage - Insufficient detail has been provided to show that the development

will not worsen surface-water issues or increase flood risk.

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### 3. Harm to Local Character and Residential Amenity

The proposal does not respect the character of the area:

- Out-of-scale and out-of-character introduction of built form on a currently open frontage
- Potential overlooking and loss of privacy for nearby homes
- Risk of overshadowing and an overbearing appearance
- Increased noise, lighting, and disturbance in a quiet, rural location

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### 4. Environmental and Ecological Concerns

The land provides habitat value that would be damaged:

- Loss of trees, hedgerows, and wildlife habitat
- Insufficient evidence that any contamination risks are properly addressed
- Potential impact on mature vegetation or irreplaceable landscape features

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### Conclusion

The proposal conflicts with Green Belt policy, harms local character, pressures already-limited infrastructure, and risks environmental damage. It offers no clear public benefit and fails to meet the requirements of sustainable development.

I therefore respectfully request that Planning Application 20250992 be refused.

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Kind regards