

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

[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:	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

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.

Kind regards