

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 7:51 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:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	<p>I am writing to register my strong objection to the proposed development of 350 new homes on Green Belt land in Meopham. I urge the Council to refuse this application for the reasons outlined below.</p> <p>1. Harm to the Green Belt - No "Very Special Circumstances"</p> <p>The National Planning Policy Framework (NPPF) states that Green Belt development is inappropriate unless "very special circumstances" are proven. This proposal does not meet that test.</p> <ul style="list-style-type: none">- The site is open, rural, and makes a significant contribution to the openness and character of Meopham.- The scale of the development would cause substantial and irreversible harm to the Green Belt.- Approving it would set a dangerous precedent for further erosion of protected land around the village. <p>_____</p> <p>2. Severe Strain on Local Infrastructure</p> <p>Meopham already experiences pressure on essential services. This development would significantly worsen existing issues:</p> <ul style="list-style-type: none">- Road congestion: Wrotham Road (A227) is already heavily used, with regular bottlenecks. An additional 350 households would cause major traffic increases, safety concerns, and air-quality impacts.- Healthcare: Local GP practices and NHS services are at capacity.- Education: Village primary and secondary schools are oversubscribed, with no clear plan for accommodating a large influx of families.- Public transport: Meopham Station services are already strained at peak times.
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There is no credible infrastructure plan to support the scale of this development.

3. Threat to Village Character and Identity

Meopham is a historic, linear village with a distinct rural identity.

A large estate of 350 homes would:

- Fundamentally alter the character and scale of the village
- Increase population dramatically in a short time
- Replace natural landscapes with suburban expansion
- Undermine conservation efforts in the surrounding countryside

This proposal is incompatible with the village's established form and heritage.

4. Environmental and Biodiversity Impacts

The greenfield site provides important habitats for local wildlife. Development would:

- Destroy natural ecosystems and reduce biodiversity
- Increase light, noise, and air pollution
- Remove natural drainage areas, increasing the risk of flooding downstream

No development of this magnitude can occur without significant loss of environmental value.

5. Housing Need Does Not Justify Green Belt Loss

Even if additional housing is required in the borough, the Council should prioritise:

- Brownfield and previously-developed sites
- Smaller, sustainable developments within existing settlement boundaries
- Mixed-use regeneration opportunities

Large-scale Green Belt loss should be the last resort, not the starting point.

Conclusion

This proposal represents inappropriate and harmful development that would permanently damage the Green Belt, overwhelm local infrastructure, and dramatically alter the character of Meopham. There are no compelling "very special circumstances" to justify such harm.

I respectfully request that the Council refuse this planning application in full.

Kind regards