

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 07/05/2025 6:50 PM from [REDACTED]

Application Summary

Address: Land At Wrotham Road Meopham Gravesend Kent DA13 0AA

Proposal: Request for a screening opinion in accordance with The Town and Country Planning Act (Environmental Impact Assessment) Regulations 2017 in respect of an EIA Screening Opinion to determine whether two outline planning applications for residential developments, one for up to 350 dwellings and one for up to 120 dwellings, at Meopham, Wrotham Road constitutes EIA development.

Case Officer: Ms Amanda Cue

[Click for further information](#)

Customer Details

Name: [REDACTED]

Email: [REDACTED]

Address: [REDACTED] Sole Street, Cobham

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments:

Re: Request for Screening Opinion - Proposed Residential Developments (up to 350 & 120 dwellings) at Meopham, Wrotham Road

Regulation 6, The Town and Country Planning (Environmental Impact Assessment) Regulations 2017

Dear Planning Officer / Gravesham Council

Note: For the purpose of clarity, this request means to me that the developer is asking whether the proposed development should be exempt from the requirement for an Environmental Impact Assessment (EIA), despite the significant environmental impact it could have.

The developer is clearly seeking to downplay the environmental impact of the proposed development and is using confusing language in the request to mislead and confuse the public. The phrasing used makes it difficult for citizens to understand what this request actually means, undermining the transparency of the planning process.

There for I am writing to object to the screening request submitted by Wardell Armstrong LLP on behalf of Richborough for the proposed outline planning applications at Meopham, Wrotham Road.

The development should definitely be classed as EIA development under the 2017 Regulations and that a full Environmental Impact Assessment (EIA) should be required.

So, I strongly support the requirement for a full Environmental Impact Assessment (EIA) for the proposed outline applications for up to 350 and 120

dwelling at Meopham, Wrotham Road.

I object to their request to try and not carry out an EIA.

I ask that the council insists that the developer to submit a full EIA before proceeding further.

Reasons to Require an EIA:

These developments clearly have the potential for significant environmental effects, and therefore meet the criteria under Schedule 2 of the EIA Regulations 2017, particularly given the scale of the proposals and the sensitive nature of the site and surrounding area.

1. Greenfield Site

The site comprises undeveloped, greenfield land. Development on such land typically results in irreversible loss of open countryside, disruption of local ecology, and fragmentation of wildlife habitats.

2. Cumulative Impact

The applications involve two large-scale housing developments (470 dwellings combined). This combined scale increases the potential for environmental harm, especially with respect to:

Increased traffic generation and air quality impact

Water and drainage infrastructure pressure

Landscape and visual intrusion

Urban sprawl

3. Landscape and Visual Impact

The proposed site lies in or near a visually sensitive rural area. The scale of development risks causing major landscape harm and undermining the area's rural character.

4. Ecological Sensitivity

The area may host protected species or sensitive habitats, especially considering its greenfield nature. A full EIA would ensure that biodiversity and ecological impacts are properly assessed and mitigated.

5. Transport and Highway Impact

Such a significant number of new dwellings would lead to substantial increases in traffic, potentially affecting road safety and local congestion, particularly on Wrotham Road and surrounding routes.

6. Impact on Services and Infrastructure

Local schools, healthcare services, and utilities may not be equipped to handle the increase in population without considerable pressure or new infrastructure. These impacts warrant full assessment under an EIA.

7. Public Interest and Community Concern

Given the scale and potential impacts, there is likely to be substantial public interest and opposition, making transparency and robust environmental scrutiny essential.

For these reasons, I urge the planning authority to determine that the proposed developments DO constitute EIA development under the 2017 Regulations.

A full Environmental Impact Assessment is the only way to ensure that all potential environmental effects are properly considered and addressed before this development moves any further forward.

The public and the environment deserve a full and transparent assessment of the potential impacts, and it is essential that this process is not bypassed.

Kind regards