

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 30/04/2025 6:56 PM from M [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:	the pippins Meopham

Comments Details

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

Reasons for comment:

Comments:	These developments must be considered as EIA development due to the scale, nature, and location of the proposals and the significant environmental effects they are likely to have on the local area. 1. Scale and Cumulative Impact - Major Development These developments, both individually and cumulatively, clearly constitute major development. The total of 470 new dwellings represents a substantial increase in the size of Meopham, a rural village with limited infrastructure. Such growth would have a profound and lasting impact on the village's landscape, environment, character, and capacity to function. 2. Traffic and Transport Impacts Meopham has one main road in and out, Wrotham Road (A227), which is already heavily congested, particularly during peak hours. The road regularly experiences severe backlogs during temporary traffic controls such as roadworks or traffic lights - which are frequent. Introducing hundreds of additional homes will significantly worsen congestion, increase air pollution, and pose serious highway safety risks. The cumulative impact of both developments would likely paralyse local traffic flow and substantially alter the baseline conditions of the village's road network. 3. Environmental and Community Impact A development of this size in a rural village setting would irrevocably change the character of the area. It will put unmanageable strain on local infrastructure and services, including schools, healthcare, and utilities, which are already struggling to meet the existing demand. The adverse impacts on the village's environment, heritage, and rural setting cannot be overstated. 4. Precedent and Legal Framework Under Schedule 2, Paragraph 10(b) of the EIA Regulations, residential
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developments exceeding 150 dwellings or occupying more than 5 hectares may require EIA screening when likely to have significant effects on the environment. Given the scale of these proposals and the sensitive context of Meopham, it is highly likely that the thresholds for significant environmental effects are met. The cumulative nature of both applications must also be taken into account when making the screening determination.

It is my firm view that the proposed developments represent EIA development and should be subject to a full Environmental Impact Assessment. Failure to properly assess the environmental, social, and infrastructural impacts of these large-scale proposals would be a dereliction of statutory duties under the EIA Regulations and would deny local residents the opportunity for full and informed consultation.

I urge the planning authority to issue a positive screening opinion requiring the submission of a full Environmental Statement in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Kind regards