

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 01/12/2025 2:15 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] Main Road Longfield Hill

Comments Details

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

Reasons for comment:

Comments:

1. Inconsistency with Green Belt Purposes and Local Plans

A core argument is that the proposed development fundamentally undermines the purposes of the Green Belt, even if the land is classified as "grey belt." According to the National Planning Policy Framework (NPPF), the primary purposes of the Green Belt are:

- Preventing Urban Sprawl: The development would cause the unrestricted sprawl of a built-up area.
- Preventing Merging: The development would prevent neighbouring towns or villages from merging into one another.
- Safeguarding the Countryside: The development represents an inappropriate encroachment into the countryside.
- Loss of Character: The development would harm the setting and special character of a historic town or village.

An objection can be raised if the development fails to meet the criteria for "not inappropriate" development on grey belt land, for example, if it is not in a truly sustainable location or if it would fundamentally weaken the wider Green Belt's

integrity.

2. Insufficient Infrastructure and Services

This is a key material consideration. A development may be considered unsustainable if the existing local infrastructure cannot cope with the increased population. Specific concerns to raise include:

- Transport Impact: The development would lead to a significant increase in traffic congestion, lack of adequate public transport provision, or pose a risk to highway and pedestrian safety.
- Lack of Social Infrastructure: The local community lacks sufficient capacity in schools, healthcare facilities (e.g., GP surgeries), and other public services to support the new homes.
- Drainage and Flooding: The site is at risk of flooding, or the development's drainage strategy is inadequate and would exacerbate flooding in the local area.

3. Design, Character, and Amenity Issues

These concerns relate to how the proposed development will impact the surrounding area and the quality of life for existing residents.

- Design and Appearance: The design, scale, height, or density of the proposed buildings are out of character with the existing street scene and local area.
- Loss of Amenity: The development would cause a significant and demonstrable loss of amenity for neighbours, such as through:
 - Overlooking/Loss of Privacy: The new homes would directly overlook existing properties, causing a loss of privacy.
 - Overshadowing/Loss of Light: The height or proximity of the development would result in a significant loss of sunlight or daylight for neighbouring homes and gardens.
 - Overbearing Impact: The sheer size or massing of the buildings would be oppressive and visually dominant from neighbouring properties.
- Pollution and Noise: The development would lead to unacceptable levels of noise, light, or air pollution during and after construction.

4. Environmental and Ecological Harm

Even if the land is considered "grey belt," it may still have environmental value that must be protected.

- Loss of Biodiversity: The development would result in the loss of important habitats for wildlife or remove mature trees and hedgerows that contribute to local biodiversity.
- Contamination: The site is contaminated and the developer's plan to mitigate this risk is insufficient or poses a risk to health and the environment.

- Irreplaceable Habitats: The land contains irreplaceable habitats, as defined by the NPPF, such as ancient woodland or veteran trees.

Kind regards