

# Comments summary

Dear Sir/Madam,

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

Comments were submitted at 26/11/2025 6:43 AM 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: I wish to register my firm objection to this planning application. The proposed development is fundamentally unsuitable for this location and cannot be made acceptable through conditions, amendments, or mitigation. The harm it causes is inherent to the loss of the land itself and therefore cannot be overcome.

#### 1. Fundamental Conflict With Green Belt Policy (NPPF)

This site is designated Green Belt. The National Planning Policy Framework (NPPF, 2023) is unequivocal:

- Green Belt development is inappropriate by definition.
- Such development is harmful, regardless of design or mitigation.
- Approval requires very special circumstances, which this application does not and cannot demonstrate.

Nothing in this proposal meets the threshold of "very special circumstances." The harm to the Green Belt is permanent, irreversible, and cannot be mitigated.

#### 2. Permanent Loss of Countryside and Village Identity

Meopham's open landscape, historic linear settlement pattern and agricultural setting are integral to its character. Once this land is built on, its openness, views and rural identity are lost permanently. No measure can replace open countryside or replicate the historic layout of the village.

This is irretrievable harm.

#### 3. Irreplaceable Loss of Agricultural Land

The land is active, productive farmland.

The NPPF requires protection of agricultural soils and specifically calls for safeguarding "best and most versatile agricultural land." When farmland is lost, it is lost forever - it cannot be recreated.

No planning obligation or mitigation can replace agricultural soil, food-growing

capacity, or long-term food security. This makes the harm absolute and unresolvable.

#### 4. Infrastructure Is Already Beyond Capacity - and Cannot Expand to Support This Scale

Local health and education services are beyond capacity now. There is no realistic or deliverable prospect of expanding:

- GP and hospital services are already overstretched.
- Secondary schools and FE providers are oversubscribed.

These are not issues that can be "improved" by contributions; they are structural, long-term shortages with no physical space or staffing capacity for meaningful expansion.

This means the development is unsustainable in principle.

#### 5. Road Network Constraints Cannot Be Resolved

The A227 is at capacity and physically constrained by:

- narrow sections,
- pinch points,
- historic buildings,
- lack of space for widening.

These constraints are structural. They cannot be solved with junction tweaks, markings, or traffic modelling.

Adding more vehicle movements here is inherently unsafe and directly conflicts with NPPF policy that requires developments to be located where safe and suitable access already exists. It does not exist here, and cannot be created.

#### 6. Road Safety Risks to Children Cannot Be Mitigated

Helen Allison School and Meopham Primary School are used by young and vulnerable students. Traffic increases near these schools would introduce a level of risk that is unacceptable under any circumstances.

No redesign or "mitigation" can offset the risk created by placing significantly more traffic in close proximity to vulnerable children.

When child safety is compromised at a strategic level, the application must be refused.

#### 7. The Proposed Access Near Camer Parade Presents an Inherently Unsafe Situation

The location between Green Lane and Camer Parade is already dangerous due to poor visibility and complex traffic movements.

These dangers are embedded in the road layout itself and cannot be engineered away. Introducing a major site access here would worsen a situation that is already substandard and hazardous.

#### 8. The Proposal Fails the Basic Test of Sustainable Development

Under the NPPF's core principles (paragraphs 7-14), development must balance environmental, social and infrastructure needs.

This application fails on all three counts in ways that cannot be remedied:

- environmental harm (Green Belt + farmland)
- social harm (overloaded services)
- infrastructure harm (unsafe, over-capacity road network)

Such failures are fundamental and cannot be conditioned away.

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#### Conclusion

This development is inherently incompatible with its Green Belt location, the character of Meopham, the physical limitations of the area, and the safety of local residents - especially children.

No amount of redesign or mitigation can make this proposal acceptable because the harm arises from the location itself, not from any detail of the scheme.

For these reasons, the application should be refused outright.

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Kind regards