

# Comments summary

Dear Sir/Madam,

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

Comments were submitted at 03/12/2025 1:50 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] The Medlars Meopham Gravesend Kent

## Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	<ul style="list-style-type: none"><li>- Unsafe and Inadequate Access Arrangements The proposed access for approximately 350 homes-potentially generating up to 700 additional cars, plus delivery and service vehicles-is inherently unsafe. The scale of traffic using a single access point raises serious concerns about vehicle conflicts, queueing, and emergency access.</li><li>- Traffic Exiting Directly Onto the A227 All vehicle movements would feed directly onto the A227, in close proximity to the Green Lane junction and a busy shopping parade. This would introduce a significant congestion and highway safety risk at a location already under strain.</li><li>- Harm to the Adjacent Conservation Area The development would have an adverse visual impact on the setting of the nearby Conservation Area, eroding the character, appearance, and historic context of the locality. The proposal fails to conserve or enhance designated heritage assets.</li><li>- Loss of Productive Agricultural Land The site comprises active, high-value farmland currently used for food production. Its loss would diminish local agricultural capacity and undermine the sustainable use of land for essential food-growing purposes.</li><li>- Existing Accident Black Spot at the Shopping Parade The shopping parade adjacent to the site is already recognised as an accident black spot. Increased traffic volumes associated with the development would exacerbate collision risks for motorists, cyclists, and pedestrians.</li><li>- Congestion Associated with Local Schools</li></ul>

Wrotham Road frequently experiences heavy congestion caused by parked cars around Meopham Community Academy and Mini Meopham's Nursery, especially at school start and finish times. Additional traffic would further compromise road safety and accessibility in these peak periods.

- Dangerous Pinch Point Near The George Inn

A narrow section of road near The George Inn creates a dangerous pinch point where large vehicles cannot pass safely. The extra traffic generated by the development would intensify this hazard and increase the likelihood of accidents or blockages.

- Green Belt Policy Conflict

The site lies within designated Green Belt land that has not been released or reallocated through any adopted local plan process. Development here is therefore inappropriate and directly contrary to established national and local Green Belt policy.

- Significant Additional Traffic Generation

The proposal is expected to generate approximately 1,440 additional vehicle movements, with the A227 acting as the primary access route to and from Meopham. This would lead to a substantial increase in traffic volumes on a route already under pressure.

- Existing Congestion and Road Constraints

The A227 is already heavily used as a cut-through, including by HGVs, despite its narrow carriageway and constrained pavements. The road network becomes gridlocked whenever incidents occur on nearby major roads, demonstrating its limited resilience.

- Inadequate Local Side Roads

Nearby side roads are wholly unsuitable to accommodate diverted traffic. During diversions, they experience severe congestion, safety risks for pedestrians and cyclists, and reduced accessibility for emergency vehicles.

- Impact of the Lower Thames Crossing

Traffic modelling associated with the forthcoming Lower Thames Crossing indicates further increases in traffic flows on the A227, which would compound existing and proposed development impacts.

- Insufficient Public Transport Capacity

Rail capacity is already overstretched, with commuters routinely standing on peak-time services from Meopham and Sole Street stations. The local bus service is limited in frequency, unreliable, and not equipped to absorb demand from a development of this scale.

- Disproportionate Population Growth

The proposal could result in a one-third increase in Meopham's population. Such a large and sudden rise would place disproportionate pressure on already constrained local infrastructure and services.

- Healthcare Services at Capacity

Local GP surgeries and wider NHS services are already operating at capacity. Additional housing would significantly exacerbate pressures on essential healthcare provision, reducing access for existing residents.

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Kind regards