

# Comments summary

Dear Sir/Madam,

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

Comments were submitted at 14/12/2025 5:29 PM from [REDACTED]

## Application Summary

Address:	Land West Of Norwood Lane Meopham Gravesend Kent DA13 0YE
Proposal:	Outline application with all matters reserved (except access) for a development of up to 150 dwellings (Use Class C3), including affordable dwellings, and associated landscaping, public open space and infrastructure works.
Case Officer:	Mrs Alison Webster

[Click for further information](#)

## Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED]

## Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	<p>I wish to formally object to planning application 20251116 for an outline development of up to 150 dwellings on land west of Norwood Lane, Meopham. The proposal would result in significant harm to the character of the village, place unacceptable pressure on already stretched infrastructure and services, and conflict with core planning principles that seek to protect the rural setting and sustainable functioning of Meopham. The application site currently forms part of the open countryside that contributes to the rural identity and landscape setting of the village. Development on this scale would represent an intrusive expansion into undeveloped land, resulting in urbanisation that is wholly out of keeping with the established pattern of development along Norwood Lane. The loss of this open land would permanently erode the rural character of Meopham and undermine the clear distinction between the village and surrounding countryside, contrary to local planning objectives that seek to safeguard settlement character and landscape quality.</p>

The proposed development would also give rise to serious highways and safety concerns. Norwood Lane is a narrow rural road with limited capacity, substandard visibility in places, and no continuous pedestrian footways. It is already heavily used by residents, cyclists, agricultural vehicles, and pedestrians, and experiences congestion at peak times. The additional traffic generated by up to 150 dwellings would significantly increase vehicle movements, exacerbating congestion and creating unacceptable risks to highway safety. Increased traffic levels would also lead to greater noise, air pollution, and disturbance for existing

residents. The surrounding road network, including routes towards the village centre and the A227, is already under strain and is not capable of safely accommodating development of this scale.

In addition, the proposal would place further pressure on local services and infrastructure, which are already operating close to capacity. GP surgeries and NHS services in and around Meopham are oversubscribed, with residents frequently experiencing difficulty accessing appointments. Local primary and secondary schools are similarly constrained, and there is insufficient certainty that the necessary expansion of educational provision could be delivered to meet the additional demand arising from this development. Public transport provision within Meopham is limited, meaning that future residents would be heavily reliant on private cars, compounding traffic and sustainability concerns. There are also known local issues relating to drainage and surface water management, and further development risks worsening these problems if not comprehensively addressed.

From a sustainability perspective, the site is poorly located in relation to essential services and facilities. Local shops, schools, healthcare services, and the railway station are not within convenient or safe walking distance for many residents, particularly children, older people, and those with mobility impairments. As a result, the proposal would promote car dependency rather than sustainable travel patterns, conflicting with planning principles that seek to locate development where day-to-day needs can be met without reliance on private vehicles. When considered cumulatively with other recent development in Meopham, this proposal would result in overdevelopment of the village and an unacceptable strain on infrastructure, services, and community wellbeing.

For these reasons, the proposed development would cause lasting harm to the character of Meopham, highway safety, local infrastructure, and the quality of life of existing residents. The application fails to demonstrate that these impacts can be adequately mitigated, and I therefore respectfully request that planning permission be refused.

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Kind regards