

31st October 2025

Submitted via Planning Portal

Planning Department
Gravesham Borough Council
Civic Centre
Gravesend
DA12 1AU

Dear Sir/Madam

SUBMISSION OF OUTLINE PLANNING APPLICATION AT LAND WEST OF NORWOOD LANE, MEOPHAM

On behalf of our client, Taylor Wimpey South East, we are pleased to submit an outline planning application for residential development at Land west of Norwood Lane, Meopham. The description of development is as follows:

"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."

THE APPLICATION SITE

The site comprises an irregular shaped field, measuring 7.41 ha, and contains a wooded area to the west known as Churchway Wood. The site is located north of Green Lane and Camer Road, west of Norwood Lane and east of residential development at Tradescant Drive, Mulberry Close and Lilac Place in Hook Green, Meopham.

Meopham has good connectivity to the wider area, with several bus services running through Meopham along the A227, and Meopham train station to the northern-most end of Meopham, a 15-minute walk away, providing direct connections to London in 30 minutes. The A227 serves as a primary route through Meopham, facilitating vehicular, cycle, and pedestrian movement. Meopham offers various local services and facilities, including primary and secondary schools, Leisure Centre, Library, Medical Centre, Village Hall, Recreation Ground, and Country Park.

THE PROPOSED DEVELOPMENT

This application seeks outline planning permission to deliver the following:

- Up to 150 new dwellings
- A mix of market and affordable homes, including provision of 50% affordable homes (mix and tenures to be detailed at reserved matters stage).

Mountbatten House
Grosvenor Square
Southampton
SO15 2RP
T 02380724888 turley.co.uk

- Vehicular and pedestrian/cycle access from Green Lane and an emergency/pedestrian/cycle access from Norwood Lane (with access into the site proposed in detail)
- Over 1.6ha of public open space, including new areas for children to play
- Retained alignment of existing Public Right of Way, setting it alongside a tree-lined street and connected green spaces
- Improved footway and crossing on Green Lane towards Camer Park Country Park
- Enhanced pedestrian connectivity to and through the site, including safe connections through to Norwood Lane to the north
- Enhancement of existing hedgerows around the site boundary to support existing habitats
- Planting of new hedgerows and landscaping throughout the site
- A sustainable drainage system
- Associated infrastructure

This application is submitted in outline, with all matters, except access, reserved for future consideration. Additional details in relation to, and in support of the proposed development can be found within the Design and Access Statement (prepared by ECE Architecture), which also accompanies the application submission.

PRE-APPLICATION ENGAGEMENT

The applicant has sought to engage with the local authority and key stakeholders during the preparation of this application, including submission of a pre-application request to Gravesham Borough Council, pre-application engagement with the local highway authority (Kent County Council) and an online public consultation during October 2025.

SUBMISSION DOCUMENTS

The list below provides details of the application documents that have been prepared in support of this planning application submission:

- Application Forms and Certificates
- Planning Statement incl draft Planning Obligations and Affordable Housing Statement, Sustainability and Utilities Statement (prepared by Turley)
- Application Plans (prepared by ECE)
 - Location Plan (ref. 7458/PL/01)
 - Land Use and Access Parameter Plan (ref. 7458/PL/02)
 - Illustrative Masterplan (ref. 7458/PL/03B)
- Design and Access Statement (ref. 7458-D05C)

- Ecology Survey and Report (ref. 7007 EcoAp vf2 JW/JB) (n.b final Dormouse and Bat surveys to follow during determination)
- Biodiversity Net Gain Assessment including Metric (ref. 7007 BNG vf4 JW/JB October 2025)
- Flood Risk and Drainage Assessment (ref. 794-ENV-HYD-22099 rev 004)
- Heritage Statement (ref. HER-01359 rev 1)
- Land Contamination Assessment (Appendix F of FRA) (ref. 52731 R01 00)
- Landscape and Visual Impact and Green Belt Appraisal (ref. 02651 August 2025)
- Landscape Strategy (ref. August 2025 Rev B)
- Transport Assessment (ref. NM/JN/BD/ITL16459-004A)
- Framework Travel Plan (ref. JN/BD/AL/ITL16459-005a)
- Tree Survey & Impact Assessment (ref. 2426-KC-XX-YTREE-TreeSurvey-and-ImpactAssessment-Rev0)
- Tree Constraints Plan (ref. 2426-KC-XX-YTREE-TCP01RevA)
- Statement of Community Engagement (Prepared by Turley Strategic Communications)

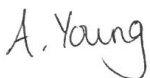
SUMMARY

This application has been submitted via the Planning Portal under reference PP-14151744 and the appropriate application fee has been paid.

We trust the above information is sufficient for the determination of the application, and we look forward to receiving acknowledgement of our submission and its validation.

If you have any queries in relation to the details submitted, or require an additional information, please do not hesitate to contact me, or my colleague Emma Sibley (emma.sibley@turley.co.uk).

Yours Sincerely



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