

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 30/04/2025 10:26 PM from [REDACTED]

Application Summary

Address:	Land At Wrotham Road Meopham Gravesend Kent DA13 0AA
Proposal:	Request for a screening opinion in accordance with The Town and Country Planning Act (Environmental Impact Assessment) Regulations 2017 in respect of an EIA Screening Opinion to determine whether two outline planning applications for residential developments, one for up to 350 dwellings and one for up to 120 dwellings, at Meopham, Wrotham Road constitutes EIA development.
Case Officer:	Ms Amanda Cue

[Click for further information](#)

Customer Details

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

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	Dear Planning Officer, I am writing to formally object to planning application 20250399 on the following grounds: 1. Green Belt Designation The proposed development lies within designated Green Belt land, and therefore merits careful consideration under the Town and Country Planning (Environmental Impact Assessment) Regulations. Development in the Green Belt is considered inappropriate except in very special circumstances-none of which have been demonstrated here. We must protect our land from urban sprawl and I urge you to object against the destroying of our greenbelt land for this development. 2. Traffic Congestion and Air Quality The proposed development would lead to a significant increase in local traffic volumes, placing strain on already congested roads and degrading local air quality. There is no credible mitigation strategy to address this increase. This will lead to more traffic incidents and more health concerns for locals. 3. Lack of Educational Provision The application includes no provision for new schools. Local schools are already operating way beyond their original design capacity. The projected population increase due to the development would create real overcrowding issues in local schools and their education will suffer. 4. Inadequate Public Infrastructure Aside from a proposed car park, there is no provision for essential public infrastructure including no new GP surgeries, transport enhancements, or community amenities. It is already difficult to obtain a doctor's appointment in the
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area, and this proposal would intensify the issue.

5. Availability of Brownfield Land

There are more suitable brownfield sites closer to Gravesend-such as those near Tollgate-which remain undeveloped. The use of Green Belt and active farmland is neither necessary nor sustainable when better-located alternatives exist.

6. Drainage and Water Supply Deficiencies

The area lacks appropriate infrastructure for drainage and water supply. Developing the site risks surface flooding and increased pressure on already strained utilities posing a risk to human health.

7. Loss of Productive Agricultural Land

The proposed site is active farmland currently used for oil seed production. Losing this land undermines food security and erodes the long-term agricultural value of the area.

8. Environmental and Ecological Impact

The development would cause significant disruption to local wildlife habitats and biodiversity. This alone should trigger a mandatory Environmental Impact Assessment (EIA) under current planning regulations.

9. Impact on Local Landscape and Rural Character

The development would irreversibly alter the character of the local countryside, affecting open views and landscape integrity. The site likely contributes to the setting of nearby heritage or landscape assets and forms part of the rural identity valued by residents.

10. Climate and Sustainability Concerns

The application appears to disregard both local and national sustainability goals. It promotes car dependency, contributes to greenhouse gas emissions, and involves the destruction of carbon-absorbing land. The Council has declared a climate emergency-this application directly undermines that declaration.

11. Construction Impact - Noise, Light, and Pollution

Residents and wildlife would face prolonged disturbance from construction noise, dust, and light pollution, with no mitigation plan provided. This is not just a short-term nuisance-it poses real risks to health and amenity.

12. Cumulative Negative Impact

Taken in combination with other recent or proposed developments in the area, this application represents a net negative for the community. Roads, services, green spaces, and health and education infrastructure are already under pressure. Adding further strain without holistic planning is short-sighted and damaging.

In light of the extensive reasons given above, I urge the Council to reject application 20250399 and ensure that a full Environmental Impact Assessment is conducted before any further consideration.



Kind regards