

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 11/12/2025 7:38 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] Dulcie Close Stone, Greenhithe

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: The proposal would impose significant and avoidable strain on the landscape, local infrastructure, and community well-being. The combined effects are overwhelmingly negative and cannot be justified.

Road Network Constraints and Safety Hazards

The transport implications alone are enough to render the scheme unsuitable. Kent Highways' strong reservations highlight the fragility of the existing road system: narrow lanes, limited sightlines, lack of lighting, and a documented pattern of near-collisions. Introducing traffic from around 350 additional homes would stretch this network well beyond its safe operating limits. Congestion, slower emergency response, and an increased likelihood of accidents are all predictable outcomes. Active-travel alternatives are implausible given the unsafe and rural nature of the roads.

Environmental Function and Flooding Vulnerability

The site plays an important hydrological role by absorbing surface water. Converting this natural drainage area into a built environment would dramatically increase runoff in a location already prone to drainage failures during heavy rainfall. The submitted material does not provide reliable assurance that the heightened flood risk, on the site or downstream, could be contained.

Impact on Green Belt and Rural Identity

This development would represent a substantial encroachment into the Green Belt, undermining its core purposes: limiting urban spread, retaining open landscape, and protecting the distinctive character of surrounding settlements. A scheme of this scale would transform a rural setting into a suburb-like extension, causing irreversible change. No exceptional planning justification has been demonstrated to outweigh that damage.

Loss of Wildlife Habitat and Legal Risks

The land supports a variety of species, including those protected under national legislation. Additional pressures: construction activity, lighting, noise, and fragmentation of habitats, would jeopardise bats, hedgehogs, owls and other species dependent on continuous ecological corridors. The mitigation proposals do not meet the level of protection required.

Pollution Pressure

More vehicles would inevitably worsen air quality, a particular issue for children attending nearby schools. Construction works followed by long-term residential activity would introduce increased noise levels and prolonged light spill, reducing environmental quality for both residents and wildlife.

Accumulated Effects of Other Developments

This application forms part of a wider pattern of emerging development in the area. When combined with existing approvals, the cumulative pressure on roads, drainage systems, public services and the countryside becomes unsustainable. The incremental approach masks the true scale of impact.

Strain on Essential Services

Health services, schools, emergency provision, utilities and public transport are already operating near capacity. There is no clear pathway for expanding these services to support several hundred additional residents without diminishing provision for the existing community.

Unsuitability of the Location

The site is poorly served by public transport and has limited access to shops, services and employment. Residents would rely overwhelmingly on private cars, contrary to planning objectives that seek to promote low-impact, well-connected and self-sustaining development.

Across every major consideration: flood risk, highways capacity, wildlife protection, Green Belt integrity, community services, pollution impacts, and sustainable planning, the proposal falls short. The development is entirely unsuitable and should not be approved.

Kind regards