

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 02/12/2025 4:10 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] Mountfield Close Culverstone Meopham

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Re: Objection to Planning Application 20251116 - Proposed Housing Development, Meopham

I am writing as a local resident of Meopham to object strongly to planning application 20251116. The proposed development represents a scale of expansion that would significantly and irreversibly harm our rural community. My formal objections are outlined below and concern material planning considerations that the Local Planning Authority must assess.

1. Overdevelopment and Harm to Rural Character

The size, density, and urban-style layout proposed are wholly incompatible with Meopham's rural setting. The development would erode the open character of the countryside, replacing it with a large housing cluster that is disproportionate to existing settlement patterns.

The National Planning Policy Framework (NPPF) requires planning decisions to recognise the intrinsic character and beauty of the countryside. This application fails to do so, and therefore conflicts with national and local policy.

2. Cumulative Impact of Multiple Applications

This proposal cannot be assessed in isolation. Alongside applications 20250993 and 20250992, it represents a dramatic expansion of Meopham not supported by the Local Plan. The cumulative effect would transform a rural village into a suburban estate without the proper strategic planning framework.

3. Severe Highway and Traffic Concerns

The surrounding road network is rural in nature, with narrow lanes, limited visibility, and insufficient capacity for significant traffic increases.

This development is likely to:

- Add hundreds of daily vehicle movements,
- Increase congestion at already stressed junctions,
- Heighten risks to pedestrians, cyclists, and horse riders,
- Create parking overspill onto rural roads.

No meaningful mitigation has been presented, and the development is therefore unsound on highway safety grounds.

4. Strain on Local Infrastructure and Services

Meopham already faces pressure on essential services including GP capacity, school places, drainage, and utilities. The application does not demonstrate how these services will be upgraded to accommodate potentially hundreds of new residents.

Without detailed, credible mitigation measures, the application risks creating unsustainable pressure on public infrastructure.

5. Environmental and Landscape Impact

The proposed site contributes to local biodiversity, rural views, and green corridors. Development will cause:

- Loss of greenfield land,
- Disruption to wildlife habitats,
- Removal of hedgerows/trees that define Meopham's character,
- Visual intrusion into open countryside.

This is contrary to local policy requirements for protecting landscape quality and biodiversity.

6. Drainage, Flooding and Groundwater Concerns

Local residents are aware that several parts of Meopham experience surface water issues. Replacing permeable natural land with hard surfaces risks:

- Increasing local flood risk,
- Overloading surface water drainage systems,
- Causing run-off into neighbouring properties and agricultural land.

The drainage strategy is insufficient and poses a risk to local homes and land.

Conclusion

For the reasons above - including harm to rural character, inadequate infrastructure, environmental loss, traffic risks, and cumulative impact - I respectfully request that planning application 20251116 is refused.

Kind regards