

# 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 4:21 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] 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 20250992

I am submitting this formal objection to planning application 20250992. The proposal would substantially and negatively alter the rural environment of Meopham and raise serious planning concerns, as outlined below.

### 1. Disproportionate Scale for a Rural Village

The development is excessive in size and does not reflect Meopham's rural identity. It introduces an urban-style estate that would overwhelm the existing settlement. This represents inappropriate countryside development and conflicts with strategic planning policies.

### 2. Traffic Pressure and Poor Transport Connectivity

Meopham is characterised by rural lanes, limited public transport options, and high reliance on private car use. The proposed development would:

- Significantly increase vehicle traffic,
- Exacerbate congestion on roads already operating near capacity,

- Increase risks at narrow pinch points and bends,
- Create additional hazards for walkers, horse riders, and cyclists due to absence of pavements.

Transport considerations have not been adequately addressed.

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### 3. Drainage, Flood Risk, and Water Management Failures

The site's conversion from permeable land to built surfaces poses significant drainage challenges. Without a comprehensive and evidence-based drainage strategy, the risk of:

- Surface water flooding,
  - Overspill onto neighbouring land,
  - Overloading of sewage systems
- is unacceptably high.

This presents environmental and public safety risks.

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### 4. Loss of Habitat and Ecological Features

Greenfield sites like this are essential ecological assets in rural villages. The plans show removal or disturbance of hedgerows, trees, and wildlife corridors. The applicant has not demonstrated how biodiversity net gain will be achieved - a requirement under current planning policy.

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### 5. Pressure on Local Services and Facilities

The cumulative impact of this application alongside 20251116 and 20250993 would place an unsustainable burden on GP services, schools, parking, and utilities. Without coordinated planning or upgrades, these developments risk overwhelming local capacity.

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### 6. Visual Intrusion and Harm to the Character of the Area

The proposed development will be visually intrusive from multiple angles, especially given the rural setting. Built form and density are not sympathetic to local character and would significantly change the appearance of the village and surrounding countryside.

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### Conclusion

Given the scale of harm to rural character, inadequate infrastructure, environmental impacts, and absence of credible mitigation, I respectfully request that the council refuse planning application 20250992.

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Kind regards