

Meopham Parish Council

St Johns Centre, Wrotham Road, Meopham, Kent, DA13 0AA - Tel: 01474 813779
Email: enquiries@meopham-pc.gov.uk Website: www.meopham-pc.gov.uk



08 December 2025

Planning Department
Gravesend Borough Council
Sent by email

Dear Avril

**Re: Objection to Planning Application 20250992
Land At, Wrotham Road, Meopham, Gravesend, Kent DA13 0AA**

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.

Meopham Parish Council wishes to register a formal objection to the above planning application. Our concerns relate not only to the specific impacts of this proposal, but also to the wider cumulative effects arising from multiple large-scale developments currently under consideration in adjacent or closely connected locations.

1. Applications Cannot Be Considered in Isolation

The parish council is increasingly concerned that several substantial planning applications – each significant in scale – are being brought forward within a short time frame and within the same functional area of the parish. These proposals share infrastructure, transport corridors, environmental constraints, and community facilities. As such, their impacts are inherently interlinked. We therefore consider it inappropriate and contrary to sound planning practice for this application to be assessed in isolation. A piecemeal approach risks underestimating the true cumulative burden on:

- Highway capacity and traffic flow, particularly along Wrotham Road, Longfield Road, Green Lane and the Junctions of Green Lane and Longfield Road.
- Local services, including schools, healthcare, and community facilities.
- Drainage and flood risk systems, which are already under pressure.
- Landscape character and environmental assets, this is a Meopham Downs area.
- Air quality, noise, light pollution, and general amenity for existing residents.

A comprehensive cumulative impact assessment is essential to ensure that the combined effects of all related developments are properly understood and mitigated.

2. Infrastructure Capacity and Sustainability Concerns

The parish council has repeatedly raised concerns about the limited capacity of local infrastructure. Without a coordinated strategic plan addressing the total scale of development proposed across the area, there is a significant risk that incremental approvals will lead to unsustainable growth and long-term harm to the community.

3. Request for Strategic Review

We strongly urge Gravesham Borough Council as the planning authority to:

- Undertake or require a full cumulative impact assessment covering all major applications within the parish and surrounding area.
- Consider whether a masterplan or area-wide development framework is necessary to ensure coherent, sustainable planning decisions.
- Defer determination of this application until such cumulative impacts have been properly evaluated.

Conclusion

For the reasons outlined above, Meopham Parish Council objects to this application in its current form. We believe that approving this proposal without a full understanding of the cumulative impacts of all related developments would be premature and contrary to the principles of sustainable and strategic planning.

We request confirmation that this objection has been recorded and that the parish council will be kept informed of any further developments.

Yours Sincerely

A solid black rectangular box used to redact the signature of Lisa Winter.

Lisa Winter
Clerk and Responsible Financial Officer