

Meopham Parish Council

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08 December 2025

Planning Department
Gravesham Borough Council
Sent by email

Dear Avril

Re: Objection to Planning Application 20251116

Land West Of, Norwood Lane, Meopham, Gravesend Kent DA13 0YE

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.

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 Green Lane, Wrotham Road and the Junction of Green Lane.
- 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



Lisa Winter
Clerk and Responsible Financial Officer