

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 16/03/2026 11:48 AM from [REDACTED]

Application Summary

Address:	Land North Of Camer Road Meopham Gravesend Kent
Proposal:	Outline planning application for up to 725 dwellings (Use Class C3), a new two-form entry primary school (Use Class F1), a Local Centre (up to 500sqm of Class E floorspace), the provision of Public Open Space including sport and recreation facilities alongside associated access, landscaping, parking, and infrastructure; with all matters reserved except for access.
Case Officer:	Mrs Katherine Parkin

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	Walnut Tree Way Meopham Meopham, Gravesend

Comments Details

Commenter Type:	Consultee
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: I wish to register my objection to planning application 20260207 relating to the proposed development at land off Norwood Lane / Camer Road.

My objection is based on the following material planning considerations:

Loss of Green Belt land and urban sprawl

The proposed development would result in substantial encroachment into designated Green Belt land. The primary purpose of Green Belt policy is to prevent urban sprawl, safeguard the countryside from encroachment, and prevent neighbouring settlements from merging. This proposal would significantly erode the open rural separation between Sole Street, Hook Green and surrounding areas, harming the established character of the village.

Conflict with Local Plan position

I note that this site is not currently allocated within the adopted or emerging Local Plan for development, which raises serious concern regarding its suitability for housing at this scale. If the local planning authority has not identified this land as appropriate for release, significant justification should be required before such substantial development is permitted.

Impact on countryside character and biodiversity

The site currently comprises open agricultural land and associated habitat with established woodland areas and wildlife. Development at this scale risks irreversible harm to biodiversity, habitat networks and the wider rural landscape character.

Infrastructure capacity is already under severe strain

Local services are already operating beyond practical capacity, particularly GP provision, local roads and transport infrastructure. GP appointments locally are already extremely difficult to obtain, to the extent that basic medical matters often require private appointments due to lack of availability. A development of 725 homes would place further unacceptable pressure on services that are already struggling to meet existing demand.

Traffic and highway concerns

Traffic along Norwood Lane has already increased significantly in recent years and local roads are experiencing growing pressure. Access proposed via Camer Road and Norwood Lane raises serious concerns regarding congestion, road safety and vehicle movements associated with a development of this scale. Wrotham Road is already heavily trafficked and regularly congested, and the surrounding road network is simply not equipped to accommodate the additional volume of traffic that would inevitably arise.

Emergency access concerns

Increased congestion on local roads may also impede emergency vehicle access, particularly along Norwood Lane and connecting routes.

Flooding and drainage concerns

The current open land assists with natural drainage and surface water absorption. Development of this scale risks increasing runoff and could worsen local flooding issues unless robust mitigation is clearly demonstrated.

Cumulative impact of multiple developments

The cumulative effect of ongoing and proposed developments within the wider area must be fully considered, as the overall impact on local infrastructure, traffic and community services is becoming increasingly difficult for the area to absorb.

For these reasons I believe the proposal would cause unacceptable harm to the Green Belt, local infrastructure, rural character and existing community, and I therefore object to the application.

I request that full weight is given to Green Belt policy and cumulative infrastructure impact when determining this application

Kind regards