

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 10:56 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:	[REDACTED] Ediva Road Meopham

Comments Details

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

Reasons for comment:

Comments: I wish to formally object to the proposed development of 725 dwellings, including three-storey housing, on land currently designated as Greenbelt near Sole Street and Hook Green.

The site is designated Greenbelt and Grade 2 agricultural land and does not meet the definition of "Grey Belt". It is also not allocated for development within the emerging Local Plan. As such, the proposal represents inappropriate development in the Greenbelt and conflicts with national and local planning policy. No "very special circumstances" have been demonstrated that would outweigh the clear harm caused by development of this scale.

Greenbelt policy exists to prevent urban sprawl and maintain the separation of settlements. This development would erode the rural gap between Sole Street and Hook Green and would fundamentally alter the character of these villages. The scale and density of the proposal, particularly the inclusion of three-storey housing, is wholly out of keeping with the existing village form.

The site contains Grade 2 agricultural land and biodiverse woodland copses, including Blundells Shaw, which support protected and notable wildlife such as barn owls, bats, swifts, badgers and birds of prey. The land also sits adjacent to Camer Park, the Kent Downs National Landscape and the Hook Green

conservation area. Development would cause irreversible harm to biodiversity, wildlife corridors and the rural landscape, and increased light and air pollution would further degrade these habitats.

Local infrastructure is already operating at capacity. Meopham and Istead Rise GP practices have both confirmed that they are full. The local road network is also unsuitable for the level of traffic likely to be generated by approximately 1,450 additional vehicles, which would worsen congestion, pollution and road safety issues. Increased traffic could also impede emergency access along Norwood Lane.

The development would also remove open land that currently helps absorb surface water, increasing flood risk on surrounding roads including Norwood Lane and Wrotham Road. In addition, the loss of open agricultural land removes an important carbon sink and undermines long-term food security.

The cumulative impact of this development would place unsustainable pressure on local infrastructure, damage the rural character of the area and undermine the fundamental purpose of Greenbelt policy.

For these reasons, I strongly urge the council to refuse planning permission.

Kind regards