

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 23/03/2026 2:01 PM 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] The Street Meopham GRAVESEND

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I object strongly to this planning application on numerous issues.

This is Greenbelt land, as such, was always protected from any planning application. This proposal directly contradicts the fundamental purposes of Greenbelt policy. Specifically, it fails to prevent urban sprawl, as the development would cause the distinct villages of Sole Street and Hook Green to merge. This site does not meet the definition of 'Greybelt' as has notably been excluded from the Gravesham Borough Council's draft Local Plan. By attempting to develop land that the Council has not designated as suitable, this project threatens to shatter the unique character of our rural communities.

The land is Grade 2 Agricultural land, used for arable crops. Surely the war in Ukraine and Iran, alongside winter flooding in southern Europe and north Africa, has shone a spotlight on the vulnerability of Britain's food system to foreign price shocks. A senior food and climate analyst at the Energy and Climate Intelligence Unit has been quoted in the Sunday Times 22/03/26 "For a long time we've relied on other countries to feed us and not invested in our fresh produce growers." In the face of climate pressures and geopolitical instability he added: "Growing more fruit and vegetables in the UK is going to be critical to maintaining food security and keeping shelves stocked." So, it is vital we continue to have this agricultural land for future food production.

Meopham and surrounding villages are relatively rural communities still and in threat of losing not only village and farmland identity but the host of protected and Nationally declining wildlife that inhabits the green belt land of Meopham.

Now is widely regarded as the time to act and give back to nature, not decimate critically important wildlife refuges that our villages and specifically open fields and woodland within them provide.

The fields suggested for potential development provide a vital habitat for a range of species including Pipistrelle bats, which are fully protected by law in the UK under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017, use the fields abundantly as a feeding ground and the copse of woodland as a roost. Swifts and Swallows following migration are abundant across these fields which provide critical early invertebrate food following their migration from Africa. Protected Skylarks breed and nest in these fields and can be seen in significant numbers. Considering their decline, it's wonderful to see this species doing so well in Meopham.

Both tawny owls and little owls hunt in the fields and nest in the central copse. More recently, a pair of Hobbies can be seen on a regular basis throughout the summer. Greater spotted woodpeckers nest in the woodland and young kestrels and sparrowhawks can be seen hunting across the fields in early summer.

Appreciate the planners have included a two form entry primary school, however, there is a huge issue in that Meopham and Istead Rise GP Practices are both at full capacity, which has been documented by both practices in other previous planning applications in the Meopham area.

There is an issue that Emergency vehicles to houses on Norward Lane would be impeded. Additional traffic will cause pollution, development will cause light pollution and noise pollution.

Flood mitigation: open fields capture water, thereby reducing flooding. Flooding is becoming an major issue on Norwood Lane and Wrotham Road.

There are plenty of Brownfield sites in the Borough to fulfil housing requirements. For instance, nothing has been done with the old Gravesend Maternity Hospital. If the planning permission has lapsed then surely they can reapply.

Kind regards