

## 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 5:09 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                                                                                                                                                                                                                                                                                                                                                           |

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### Customer Details

|          |                                    |
|----------|------------------------------------|
| Name:    | [REDACTED]                         |
| Email:   | [REDACTED]                         |
| Address: | Tradescant Drive Meopham Gravesend |

### Comments Details

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

Reasons for comment:

Comments: I strongly oppose the application for building up to 730 houses/apartments on this Grade 2 very good quality agricultural (Green Belt) land. The land is currently actively used for cereal crop production and should be retained to protect our food security. In no way can it be considered Grey Belt and there is no justifiable case to release this Green Belt land for housing. Loss of agricultural land is irreversible and permanent and nothing can mitigate for its loss - the few allotments and fruit trees proposed simply do not cut it. The land also supports the habitats of small animals and birds (contributing to biodiversity) and should be safeguarded rather than obliterated - the 10 bird boxes, 10 bat boxes, 10 dormouse boxes and wildlife planting scheme proposed do not cut it either.

The extent of the proposed development (which is not in GBC's draft Local Plan), would effectively see the merger of Meopham and Sole Street. This would lead to the loss of character and identity of each and is contrary to criteria in the Local Plan that state villages should be individually preserved. Green Belt areas are designed to prevent urban sprawl and this principle should be respected and valued.

Proposed vehicular access to the site is via Camer Road which is a very narrow (in places) country lane and, at peak times, already gets congested. With a proposed number of residents of 1,784, there will inevitably be a large increase in

local traffic which as well as gridlock, will mean more pollution and the associated health risks. Traffic is already an issue in Meopham especially when there are problems on the A2 or M20 and we are likely to experience extra vehicles as a result of the Lower Thames Crossing.

In addition, I object as the infrastructure in Meopham is already overstretched and both the GP Practices in Meopham and Istead Rise have put it on the record that they cannot take on additional patients. Plus Darent Valley Hospital is at capacity and struggling to meet current demand. Buses in the area are occasional (and non existent on Sundays) and commuters already struggle to get a seat on trains into London as it is, train services from Sole Street are limited and both Meopham and Sole Street stations do not have disabled access. If this all means that residents of this proposed new development commute by car, the A227 and surrounding roads in Meopham will be at a regular standstill. Additionally the A227 also regularly struggles with heavy rainfall and becomes flooded because of poor drainage making it more hazardous. And converting this 44,32 hectare field from agricultural use to housing may well also exacerbate the flooding risk.

This application, together with several others to build house on Green Belt land in Meopham, is very worrying and the cumulative effect should not be underestimated by GBC on infrastructure as well as on the wellbeing of existing villagers. Current residents chose to live here attracted by the glorious rural landscape and open vistas and opportunity to enjoy nature. Given that the NHS and other mental health charities champion green spaces to enhance physical fitness and as a feelgood factor, where will anybody be able to enjoy such spaces when all the Green Belt has been turned into housing developments?

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Kind regards