

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 22/03/2026 10:29 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] Portland Avenue Gravesend

Comments Details

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

Reasons for comment:

Comments: I write to formally object to the outline planning application for up to 725 dwellings and associated infrastructure on land north of Camer Road. The scale and nature of this proposal represent inappropriate and unsustainable development that would cause substantial harm to the Green Belt, the setting of the Kent Downs National Landscape, and the rural character of Meopham.

My objection is based on the following material planning considerations:

1. Failure of Statutory Duty Regarding the National Landscape

The site lies within the immediate setting of the Kent Downs National Landscape and is visible from the escarpment. The Council must actively seek to further the conservation and enhancement of natural beauty under legislation. The creation of a continuous urban edge along an approximately 800-metre frontage fails to meet this duty and would harm the landscape setting.

2. Inappropriate Development in the Green Belt

The proposal constitutes inappropriate development within the Green Belt and is therefore harmful by definition. No very special circumstances have been demonstrated that would clearly outweigh this harm. The development would contribute to urban sprawl and result in the coalescence of Hook Green and Meopham, eroding their distinct rural identities.

3. Conflict with Local Policy and Landscape Character

The scale of development would introduce a pronounced urbanising effect, undermining the rural character of the Meopham Downs Landscape Character Area.

4. Infrastructure and Environmental Concerns

There is insufficient information regarding foul and surface water drainage in an already water-stressed area. Southern Water's requirement for a 15-metre buffer around pumping stations has not been addressed. These issues raise serious concerns about environmental impact and deliverability. The proposed changes to Camer Road would further erode its rural character.

5. Overall Planning Balance

The proposal gives rise to significant and demonstrable harm, including conflict with statutory duties, Green Belt policy, local planning policy, and unresolved infrastructure constraints. These harms clearly outweigh any limited benefits.

In summary, the proposal:

Fails to meet statutory duties relating to the Kent Downs National Landscape

Constitutes inappropriate and harmful Green Belt development

Conflicts with adopted local planning policy

Raises unresolved infrastructure and environmental concerns

For these reasons, the application should be refused.

Kind regards