

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 10:36 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] Norwood Lane Meopham

Comments Details

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

Reasons for comment:

Comments: I wish to object to this application.

We have lived locally for many years and rely on the existing roads and services on a daily basis. In my view, the area does not have the capacity to support a development of this size.

Local infrastructure is already under strain. GP surgeries are at capacity, and there are existing issues with drainage and power supply. The site is currently open land which helps absorb rainfall and manage surface water. Replacing this with housing would increase runoff and place further pressure on systems that are already struggling.

The site is also productive agricultural land, and its loss would remove valuable open land that currently contributes to the local environment and sustainability.

This proposal is not limited to housing. It includes a primary school, local centre and associated infrastructure, which together represent a significant expansion of built development into open countryside. The scale and nature of what is proposed goes well beyond a housing scheme and would introduce a substantial urbanising influence into a currently rural area.

The land also supports wildlife and natural habitats, including established woodland areas. Development of this scale would result in a loss of biodiversity and introduce increased light and air pollution into what is currently a largely undeveloped area.

Traffic is a major concern. A development of 725 homes will generate a significant number of additional vehicle movements, adding to congestion on roads that are already heavily used. The inclusion of a new primary school is also likely to increase peak-time traffic, particularly during drop-off and pick-up periods, placing further pressure on the local road network.

This will be further compounded by the anticipated impact of the Lower Thames Crossing, as well as other developments proposed in the wider Meopham area. The cumulative impact of these developments has the potential to place significant additional strain on roads, services and infrastructure over time.

There are also concerns about access and safety, including the ability of emergency services to reach properties efficiently as traffic levels increase.

Public transport options are limited, and there is no clear indication that services would be expanded to support the level of growth proposed. This is likely to increase reliance on private cars and further add to traffic pressures.

The proposal would also result in the loss of Green Belt land and remove the separation between Sole Street / Cobham and Hook Green, contributing to the gradual merging of settlements and changing the character of the area and creating an urban spread as opposed to adjacent villages.

Overall, this represents an unsustainable level of development in a location that is not equipped to support it.

I object to the application.

Kind regards