

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 11:05 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] Wrotham Road

Comments Details

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

Reasons for comment:

Comments:	I would like to object to this proposal under the following conditions:- 1. Infrastructure & Technical Constraints - Camer Road alterations (roundabout, widening) would destroy its rural character and historic hedgerows. - Conflicts with the Rural Streets and Lanes Design Handbook. - Southern Water concerns: - o Tree planting restrictions near sewers undermine screening and landscaping plans. - o Requires clear SuDS implementation due to local water stress. - Construction vibrations threaten Grade II listed buildings nearby. 2. Conflict with Gravesham's Local Planning Strategy - Conflicts with the 2014 Core Strategy, which prioritises urban regeneration. - Ignores the 2024-2029 Housing Development Strategy, focused on town centre and brownfield sites. - Fails spatial priority, settlement hierarchy, and Green Belt protection criteria. - Represents unplanned development outside the plan led system.
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3. Design, Massing & Dark Skies

- Proposed 3 storey buildings are out of character with the village's 1-2 storey pattern.
- Fails NPPF Paragraph 139 on "well designed" development.
- Large scale lighting would damage protected dark skies, a key Kent Downs feature.

4. Violation of the 'Duty to Further' (LURA 2023)

- Council must actively enhance and conserve the Kent Downs National Landscape.
- Kent Downs team confirms this duty is active, not passive.
- The escarpment setting is of "exceptional value," and the development would cause significant landscape loss.

5. Green Belt Purpose 2 - Settlement Merging

- Development removes the final green gap between Meopham and Sole Street.
- Results in coalescence, violating Green Belt Purpose 2.

6. Incorrect "Grey Belt" Classification

- Developer incorrectly labels high performing Green Belt as "Grey Belt."
- Site is Grade 2 agricultural land with a Significant Contribution to Green Belt purposes.
- Footnote 7 protections (including AONB) prevent Grey Belt reclassification.
- Long term harm to the Kent Downs National Landscape disqualifies the claim.

7. Conflict with Gravesham's Local Planning Strategy

- Conflicts with the 2014 Core Strategy, which prioritises urban regeneration.
- Ignores the 2024-2029 Housing Development Strategy, focused on town centre and brownfield sites.
- Fails spatial priority, settlement hierarchy, and Green Belt protection criteria.
- Represents unplanned development outside the plan led system.

8. The visual impact from the AONB (Kent Downs) is immense and affects not only local residents, but all visitors to the AONB.

9. The character and heritage of Meopham and Sole Street would be irreversibly ruined. There appears to be no appreciation of local architecture, history and heritage in the design, and that is without taking into consideration the lack of sustainable infrastructure. This would essentially contribute to the dilution of the Kentish countryside - a national beauty which tourists travel far and wide to visit.

10. The whole proposal saddens me deeply and I wholeheartedly object

Kind regards