

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 06/03/2026 4:54 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 Gravesend

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	Objection to Planning Application 20260207 Application Details Application Reference: 20260207 Site: Land North of Camer Road, Meopham, Gravesend, Kent Proposal: Outline planning application for up to 725 dwellings (Use Class C3), a two-form entry primary school (Use Class F1), a Local Centre (up to 500sqm of Class E floorspace), public open space including sport and recreation facilities, with associated access, landscaping, parking and infrastructure. Case Officer: Mrs Katherine Parkin Introduction I wish to register a formal objection to outline planning application 20260207 for up to 725 dwellings, a primary school, and associated development on land north of Camer Road. The scale and location of this proposal raise significant concerns regarding its impact on the rural character of the area, local infrastructure, and the surrounding highway network. 1. Impact on the Rural Character of Meopham The scale of the proposed development would fundamentally alter the rural character of this part of Meopham. Development of up to 725 homes represents a major urban expansion into what is currently open countryside. The proposal
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would erode the established village setting and landscape character which is a defining feature of the area.

2. Traffic and Highway Safety

Camer Road and surrounding local roads already experience congestion, particularly during peak commuting hours. A development of this size would introduce a significant volume of additional traffic.

Concerns include:

- Increased congestion on Camer Road and surrounding junctions
- Safety issues for pedestrians and cyclists
- Additional pressure on routes connecting to Gravesend and nearby transport corridors

The transport impacts appear likely to be significant and insufficiently mitigated.

3. Pressure on Local Infrastructure

A development of this scale will place substantial additional pressure on existing infrastructure, including:

- GP surgeries and healthcare services
- Secondary school capacity
- Local road network
- Drainage and utilities
- Public transport provision

Although a primary school is proposed, this does not address wider infrastructure demands generated by 725 additional households.

4. Environmental and Ecological Impact

The site currently forms part of the open landscape around Meopham.

Development risks:

- Loss of greenfield land and wildlife habitat
- Reduction in biodiversity
- Increased surface water runoff and potential flooding risks

Given increasing environmental pressures, the loss of countryside should be carefully scrutinised.

5. Overdevelopment and Settlement Creep

The proposal represents a significant expansion of the settlement boundary and risks creating further pressure for incremental development in surrounding rural areas. The scale appears disproportionate relative to the existing village form.

6. Prematurity and Strategic Planning Concerns

The proposal represents a development of strategic scale. Determining such a significant scheme in advance of a fully adopted and up-to-date Local Plan risks undermining the plan-led approach to development. Large housing allocations should be assessed within the broader strategic context of infrastructure delivery, sustainability, and cumulative impact across the borough.

7. Landscape and Visual Impact

The proposed development would introduce extensive built form into what is currently open countryside. Even with landscaping, the introduction of several hundred homes, roads, parking areas, and associated infrastructure would result in a substantial and permanent change to the landscape.

8. Access Concerns

Although the application seeks approval for access at this stage, the proposed access arrangements raise concerns regarding their capacity to safely accommodate traffic generated by a development of this scale. Further detailed assessment is required to ensure the safety of pedestrians, cyclists, and

motorists using Camer Road and surrounding routes.

9. Cumulative Development Impact

The cumulative impact of this development alongside other housing proposals within the borough must be considered. A scheme of up to 725 dwellings will significantly increase the population in this part of Meopham, placing combined pressures on services, transport, and the local environment.

10. Conflict with Countryside Protection Policies

The site lies within open countryside that currently contributes to the rural setting of Meopham. Development of 725 dwellings would result in the irreversible loss of greenfield land and would urbanise a currently undeveloped landscape.

National planning policy, including the National Planning Policy Framework (NPPF), emphasises the importance of protecting the intrinsic character and beauty of the countryside. Allowing development of this scale would significantly erode that character and extend the built form of the village into open land. Allowing this scheme would also risk creating a precedent for further encroachment into surrounding countryside.

11. Insufficient Education and Healthcare Capacity

A development of up to 725 dwellings could generate approximately 1,500-2,000 additional residents. While the proposal includes a new primary school, there remain concerns regarding:

- Capacity of secondary schools serving the area
- Increased pressure on local GP surgeries and healthcare services
- Demand for other community infrastructure such as dentists, pharmacies, and public services

Without firm, deliverable infrastructure commitments, the development risks placing unsustainable pressure on already stretched local services.

12. Traffic Impact and Transport Modelling Concerns

A development of this scale is likely to generate several thousand additional vehicle movements per day. Residents already experience congestion on Camer Road and surrounding routes, particularly during peak commuting periods.

It is essential that transport modelling fully reflects existing congestion levels and real peak-time conditions. There is concern that modelling assumptions may underestimate real-world impacts on the local highway network. Without clear, deliverable mitigation, the proposal is unsustainable from a highway safety perspective.

13. Flooding and Drainage Risk

Large-scale development on greenfield sites significantly increases surface water runoff, creating potential flooding risks for nearby properties and roads.

Residents in Kent often note:

- Local flooding history on fields, ditches, or roads near the site
- Insufficient capacity of existing drainage systems to cope with hundreds of new homes
- Impact on adjacent watercourses or protected wetlands

Even with a drainage strategy, evidence is required to show it will function under extreme rainfall conditions. Highlighting local flood history strengthens the objection and demonstrates tangible local risk.

14. Insufficient Transport Mitigation and Sustainability

Beyond general traffic concerns, the mitigation measures proposed appear vague or unproven:

- Road improvements or bus services are not fully guaranteed or scheduled
- Walk/cycle connections to schools, stations, and shops appear inadequate

- Real-world pinch points, such as Camer Road junctions or Meopham station parking, are not fully addressed

Planning committees in Kent often weigh these arguments heavily, as they directly relate to the safety and sustainability of large developments.

Conclusion

Given the significant concerns regarding:

- Countryside and landscape impact
- Infrastructure and service capacity
- Traffic, access, and safety
- Flooding and drainage risks
- Sustainable transport mitigation

I respectfully request that Gravesham Borough Council refuse planning permission for this application.

Kind regards