

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 25/03/2026 4:36 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:	Oakmead Meopham Gravesend

Comments Details

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

Reasons for comment:

Comments:	The proposed housing development at Meopham and Sole Street is wholly inappropriate for this location and should be refused on environmental, infrastructural, and community-impact grounds. 1. The site is not allocated for development Gravesham Borough Council has not designated this land as suitable for housing. Proceeding with a scheme of this scale would directly undermine the Council's established planning framework and the policies intended to guide sustainable, plan-led growth. 2. The site does not meet the accepted definition of "greybelt" The land in question is not greybelt. It is open, undeveloped greenbelt that currently prevents urban sprawl. Allowing 725 new homes here would erode protected countryside and set a damaging precedent for further incremental loss of greenbelt in the area. It would shatter the current physically separate communities of Hook Green and Sole Street. 3. Significant environmental and climate impacts The existing open land plays a crucial role in absorbing rainfall and sequestering carbon. Replacing it with hundreds of houses, roads, and hard surfaces would:
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Increase carbon emissions from construction and long-term occupancy,
Reduce natural carbon capture, and
Divert rainwater rapidly into drainage systems, escalating the risk of localised flooding.

This contradicts national and local commitments to climate resilience.

4. Loss of high-quality agricultural land

The development would permanently remove Grade 2 agricultural land currently used for productive arable farming. At a time when food security is increasingly important, it is irresponsible to convert such valuable farmland into housing, especially when this will increase reliance on imported food and the carbon emissions associated with it.

5. Destruction of vital habitats and biodiversity

The site contains mature hedgerows and wildlife corridors that support a wide range of species, including pollinators such as bees. Many animals-owls, birds, bats, badgers and others-depend on these habitats for foraging, nesting, and movement.

Building 725 homes here would destroy ancient ecosystems, disrupt bird flight paths, eliminate hunting grounds, and displace wildlife that has occupied this land for generations.

6. Increased pollution

With the construction of this development comes:

Higher levels of air pollution from hundreds of additional vehicles,
Substantially increased light pollution, altering the area's character and disrupting wildlife.

This represents a clear net environmental harm.

7. Harm to community character

Hook Green and Sole Street are distinct rural communities with established identities. A development of this magnitude would fundamentally alter their character, turning what are currently small, cohesive villages into extensions of a much larger urban area. This is contrary to the principles of maintaining sustainable, well-balanced rural communities.

8. Local services cannot cope

Medical facilities and other community services in the area are already at capacity. The influx of residents from 725 new homes would place unsustainable pressure on amenities that are already struggling to meet current demand. Meopham loses or has disruptions to mains power fairly often and the electricity grid is currently not up to standard. This could be made worse by this development.

9. Severe traffic and road safety concerns

The development is likely to generate around 1,450 additional cars, not including service and delivery vehicles. This would severely increase congestion on the local road network.

Camer Road is already narrow and hazardous in places. Additional traffic on this and surrounding rural roads would greatly increase risks for all road users, including pedestrians and cyclists.

Furthermore, the junction of Camer Road with Wrotham Road-already congested due to proximity to Camer Parade-would become even more dangerous.

Conclusion

The proposal would irreversibly damage greenbelt land, undermine local planning policy, destroy wildlife habitats, put pressure on overstretched services, and endanger road users-all while offering no compelling reasons for choosing this sensitive greenbelt over another greybelt site.

For these reasons, I strongly object to the proposed development at Norword Lane/ Camer Road.

Kind regards