

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 14/05/2026 10:38 AM 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 Meopham

Comments Details

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

Reasons for comment:

Comments: Dear Sir/Madam,

I wish to formally object in the strongest possible terms to planning application 20260207.

Whilst I recognise the need for housing development, I believe this proposal represents an excessive and unsustainable form of development which would cause significant and irreversible harm to the local environment, infrastructure and character of the area.

My principal concern relates to the sheer scale of the proposal and the resulting environmental consequences arising from a development of up to 725 dwellings.

Based on average household occupancy levels, this proposal could introduce well in excess of 2,000 additional residents into the area. In practical terms, this is also likely to result in the addition of approximately 1,000 or more extra vehicles on local roads once account is taken of multi-car households, visitor traffic, service vehicles and commercial deliveries associated with modern residential development.

The environmental impact of this increase in traffic has not, in my opinion, been

adequately addressed or justified.

Air Pollution and Environmental Harm

The likely introduction of over 1,000 additional vehicles into the surrounding area would inevitably lead to:

increased air pollution,
higher carbon emissions,
increased particulate pollution,
and a deterioration in local air quality.

This would directly undermine national and local environmental objectives aimed at reducing emissions and improving air quality for existing residents.

The surrounding road network already experiences congestion at peak times and additional standing traffic, idling vehicles and slower-moving traffic will inevitably worsen environmental conditions for nearby communities.

The cumulative environmental impact of:

commuter traffic,
school traffic,
delivery vehicles,
construction traffic,
and visitor movements

appears to have been significantly underestimated within the proposal.

Unsustainable Development

A development of this scale cannot reasonably be described as sustainable unless the supporting infrastructure is already in place or guaranteed to be delivered in advance of occupation.

The reality is that many residents will remain heavily dependent on private cars due to:

limited public transport options,
commuting patterns,
school transport requirements,
and insufficient local employment opportunities within walking distance.

As a result, the proposal risks creating a car-dependent urban expansion entirely contrary to the principles of sustainable development promoted within national planning policy.

Harm to Countryside and Biodiversity

The proposal would result in the large-scale urbanisation of the area with substantial harm to the existing landscape character, biodiversity and ecological balance of the site and surrounding environment.

The loss of green space and natural habitat is particularly concerning at a time when both local authorities and central government are emphasising the importance of biodiversity enhancement and environmental protection.

The introduction of thousands of additional daily vehicle movements, artificial lighting, noise pollution and human activity will inevitably place further pressure on local wildlife and ecological corridors.

Highway Congestion and Quality of Life

The increase in vehicle numbers associated with this development would place intolerable pressure on local roads and junctions, leading to:

increased congestion,
longer journey times,
increased noise pollution,
reduced road safety,
and deterioration in the quality of life for existing residents.

The cumulative effect of multiple large developments across the wider area must also be taken into account. Residents are increasingly being expected to absorb the consequences of major housing growth without the corresponding infrastructure improvements required to support it.

Pressure on Local Infrastructure

The proposal would place further strain on:

GP surgeries,
NHS dental services,
schools,
parking,
drainage systems,
and wider public services.

Whilst a primary school is proposed, there remains insufficient evidence that the wider infrastructure impacts of a development of this magnitude can be adequately mitigated.

Conclusion

In my view, the environmental, traffic and infrastructure impacts arising from this proposal would significantly and demonstrably outweigh any claimed benefits.

The proposal represents an unsustainable form of development which would fundamentally and permanently alter the character of the area whilst placing unacceptable pressure on the local environment and infrastructure.

I therefore respectfully request that Gravesham Borough Council refuse planning application 20260207.

Yours faithfully,

Kind regards