

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 10:46 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] David Street Meopham

Comments Details

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

Reasons for comment:

Comments:	Planning Objection Statement Having reviewed the Environmental Statement and accompanying technical documentation submitted with the application, I consider that a number of planning matters remain unresolved or insufficiently evidenced. These relate principally to highway access and traffic impact, drainage and wastewater infrastructure, landscape and visual effects, cumulative development impacts, and underlying site constraints. Highway Access and Transport Impacts The submitted material assesses the transport impacts of the development as "minor adverse" and not significant following mitigation. However, the same technical evidence shows that the development would require substantial interventions to the existing highway network, including the construction of a new roundabout junction and associated road widening works. I object to the application on the basis that the scale of the proposed highway infrastructure, together with the forecast traffic increases identified within the applicant's transport material, raises substantive planning concerns which have not been satisfactorily resolved within the submitted documentation. Drainage and Wastewater Infrastructure
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The drainage strategy relies on further investigation, detailed engineering design, and potential upgrades to the existing wastewater network.

I object to the application because the capacity of the local drainage and wastewater infrastructure, and the timing and delivery of any required upgrades, remain insufficiently evidenced and unresolved within the submitted material.

Landscape and Visual Effects

The proposed development would result in the permanent loss of open agricultural land, replacing it with built development, associated infrastructure, and new access arrangements.

I object to the application on the basis that the landscape character of the site would be materially altered, with significant adverse visual effects for nearby receptors. These impacts have not been acceptably mitigated or justified.

Cumulative Development Impacts

The proposed development forms part of a wider pattern of growth in the surrounding area, including development on land adjoining the site.

I object to the application on the grounds that the cumulative effects of development in this part of Meopham-particularly with respect to landscape character, visual amenity, and settlement pattern-are not adequately addressed in the submitted assessments.

Ground Conditions and Site Constraints

The applicant identifies potential ground condition issues associated with chalk geology, including possible dissolution features or natural cavities, and the need for further intrusive investigation.

I object to the application because these fundamental site constraints remain unresolved, and no evidence has been provided to demonstrate that development can be safely delivered without undue risk or additional extensive intervention.

Key Planning Objection Points

*The submitted material shows that the development would require a new roundabout junction on Camer Road and associated road realignment and widening works.

*The drainage strategy relies on reinforcement of the local wastewater network, as well as further infiltration testing and groundwater monitoring.

*Development of the site would result in the permanent loss of open agricultural land and its replacement with built form and associated infrastructure.

*The proposed development would sit within a wider pattern of nearby and adjoining development, amplifying cumulative effects on landscape and visual amenity.

*Ground condition risks associated with chalk geology, including potential dissolution features, require further intrusive investigation and remain inadequately resolved.

Conclusion

For the reasons set out above, I object to the application. The scale of necessary highway intervention, the reliance on future drainage and wastewater infrastructure upgrades, the identified landscape and visual impacts, the cumulative effects of development within this part of Meopham, and the unresolved ground condition constraints collectively indicate that the proposal

raises significant planning concerns.

I therefore request that the Local Planning Authority give full weight to these matters when determining the application and refuse planning permission unless and until these issues are satisfactorily resolved.

Kind regards