

## Comments summary

Dear Sir/Madam,

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

Comments were submitted at 21/03/2026 9:06 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                                                                                                                                                                                                                                                                                                                                                           |

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### Customer Details

|          |                                     |
|----------|-------------------------------------|
| Name:    | [REDACTED]                          |
| Email:   | [REDACTED]                          |
| Address: | [REDACTED] Fairview Gardens Meopham |

### Comments Details

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

Reasons for comment:

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Comments: | <p>I object because:</p> <p>The land is greenbelt land not grey belt. It contributes strongly to the purposes of the greenbelt, including contributing to prevention of urban sprawl, openness of countryside encouraging development of brownfield land. This site also would merge settlements of Sole Street and Meopham and change the character of the area.</p> <p>The site is not included the 2026 Gravesham Local plan for development.</p> <p>The 2026 local plan can demonstrate provision of land supply for the next 5 years, so very special circumstances do not apply.</p> <p>The proposed development proposes a mix of housing not in keeping with the local area.</p> <p>The size of the development would change the character and feel of the area.</p> <p>The development is near several listed buildings in the area.</p> <p>The cumulative impact of this development in combination with other proposed</p> |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

developments in the direct vicinity of hook green or others along Wrotham road would cause strain on the local area.

Local infrastructure is insufficient to support the development including water supply and drainage, road network and bus networks. Local GP surgeries, hospitals and Schools also do not have the capacity to absorb this development, along with cumulative impact of other developments proposed in the local area within the local plan.

Meopham parade parking is already at capacity, with risks to traffic safety with cars queuing to get in especially with an increase in cars brought in by the development.

The proposed road network changes would reduce road capacity as it shuts off Norwood lane to the general public, increasing strain on the other roads, which will already see an increase in traffic.

Arrival of the lower thames crossing will increase traffic in the local area, adding this site will only make that worse.

The site is situated on country roads, not designed as a main route for funnelling large volumes of traffic from a large estate of this nature. Proposed road changes in the direct vicinity only partially addresses the issue, significant upgrades all around would be needed.

The area is rural, with no safe way of accessing local towns without a car. There are no footpaths between the area and Gravesend. Nor would cycling be safe on windy unlit county roads that are the only way to get to local towns, where the amenities are.

The local train stations are small train stations, unlikely able to cope with a large influx of population. Amenities such as step free access and staff availability to assist passengers in need is patchy.

Bus services in the local area are inadequate, infrequent and poorly connected.

The site directly borders an area of outstanding natural beauty, part of the north kent downs. This estate would have an adverse effect on that area.

The site regularly floods.

The local road network regularly floods, particularly on Norwood lane and Wrotham road. Putting buildings in this area will only further contribute to this.

The land is grade 2 agricultural land, high quality land vital for food supply and biodiversity.

There are several protected species living on this site. Including hedgehogs and badgers.

There would be no net biodiversity gain as by approving this development. The site is already rich in biodiversity, adding concrete and asphalt would only diminish it.

Approving the site would be a breach of the National Planning Policy Framework (NPPF), including but not limited to, Footnote 7.

The site does not have a developer identified or linked to the project, The application lacks sufficient details on how to overcome many of the issues needed to be addressed for the site to be viable. Approval would lead to land banking as the current land owners and applicants are not house builders, nor

have no affiliations with housebuilders. It would not lead to increase in housing supply if approved, only increase land value, and is therefore it is a speculative application. It will not help deliver much needed housing that other sites in the area can, in the timeframe needed. Other sites in the borough should be approved ahead of this one, particularly on brownfield sites.

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Kind regards