

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 24/03/2026 2:15 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:	Tradescant Drive [REDACTED] Gravesend

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Objection to Planning Application - Land at Meopham (700+ Dwellings)

1. Loss of Green Belt and Rural Character

I strongly object to this application due to the development being located on Green Belt land. The fundamental purpose of Green Belt designation is to prevent urban sprawl and protect the rural character of villages such as Meopham. Development of this scale would permanently urbanise open countryside and fundamentally change the character of the area.

The scale of the proposed development is entirely out of keeping with the surrounding rural environment and would represent a significant and irreversible loss of countryside. The Parish Council has previously stated that development affecting Green Belt must be justified, evidence-based and supported by adequate infrastructure, which this proposal clearly fails to demonstrate. This proposal appears to be speculative large-scale development rather than development that meets the specific needs of the local community.

2. Inadequate Infrastructure and Services

The existing infrastructure in Meopham and surrounding areas is already under significant pressure. Local services including roads, schools, GP surgeries, and hospitals are already operating at or beyond capacity.

Local GP surgeries have already indicated that they have no additional capacity for new patients. Adding hundreds of new homes and potentially thousands of new residents without substantial investment in healthcare infrastructure is unsustainable and would negatively impact existing residents' access to medical care.

Hospitals are already under pressure. [REDACTED] and it took over 45 minutes just to enter the hospital car park from the roundabout due to lack of spaces, and staff confirmed this is a common occurrence. This clearly demonstrates that local healthcare infrastructure is already insufficient for current demand, let alone the significant increase in population this development would bring.

3. Traffic Congestion and Road Safety

The proposed development would generate a significant increase in traffic movements in and around Meopham. The local road network, including rural roads and key junctions, already experiences congestion, particularly at peak times.

An additional development of over 700 houses could mean over 1,000 additional vehicles, which would lead to:

- Increased congestion
- Longer journey times
- Increased accident risk on rural roads
- Increased air pollution
- Increased noise pollution

The road infrastructure in the area is not designed to support this level of additional traffic.

4. Environmental Impact and Wildlife

The site and surrounding countryside support a wide range of wildlife. Residents have observed birds of prey and rare songbirds in the area, and there is video evidence of badgers in the vicinity, indicating the presence of protected species and established wildlife habitats.

Development of this scale would result in:

- Loss of habitat
- Disturbance to wildlife
- Fragmentation of ecological corridors
- Increased light and noise pollution affecting wildlife

This environmental impact must be properly assessed and should be a major consideration when determining this application.

5. Impact on Quality of Life for Existing Residents

This development would have a severe negative impact on the quality of life of existing residents, including:

- Increased traffic and noise
- Loss of countryside and open views
- Increased pressure on schools and healthcare
- Increased pollution
- Construction disruption lasting years
- Overdevelopment of a rural village

Meopham is a rural village, not a town, and development on this scale would fundamentally change the character of the area and reduce the quality of life for current residents.

6. Scale of Development Is Unsustainable

A development of over 700 houses represents a massive expansion of the village and is not proportional or sustainable. Large developments should be located

where infrastructure already exists, not in rural villages where infrastructure is already stretched beyond capacity.

Even with a proposed school and open space, the wider infrastructure (roads, healthcare, public transport, utilities) is not adequate to support such a large increase in population.

Conclusion

For the reasons outlined above, I strongly object to the planning application on the following grounds:

- Development on Green Belt land
- Inadequate infrastructure and services
- Severe traffic and congestion impact
- Environmental and wildlife impact
- Significant reduction in quality of life for residents
- Unsustainable scale of development for a rural village

This development is inappropriate for the location and should be refused.

Kind regards