

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 08/12/2025 9:52 PM from L [REDACTED]

Application Summary

Address:	Land West Of Norwood Lane Meopham Gravesend Kent DA13 0YE
Proposal:	Outline application with all matters reserved (except access) for a development of up to 150 dwellings (Use Class C3), including affordable dwellings, and associated landscaping, public open space and infrastructure works.
Case Officer:	Mrs Alison Webster

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED]

Comments Details

Commenter Type:	Parish Council
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: I strongly object to this proposed development.

The site lies wholly within the Green Belt and performs a clear and important Green Belt function. It is open countryside, visually exposed, and forms part of an unbroken rural landscape that separates Hook Green from Camer and the wider Kent Downs. Introducing built form here would cause both spatial and visual harm to the Green Belt. The land is not part of a village, nor does it read as a village edge, and therefore cannot qualify as "limited infilling" or any other exception under the NPPF. Inspectors have rejected proposals on similar Gravesham sites where development would urbanise an open field, fail to preserve openness, or erode rural character. The same principles apply here. No very special circumstances exist, and none could justify the extent of harm.

The scheme would also cause significant harm to the setting of the Kent Downs National Landscape (AONB). The site contributes directly to the rural approach towards Camer Park and the Downs, providing long, open views that form part of the AONB's wider setting. The developer's own assessments acknowledge that users of public rights of way would experience major or moderate-major visual harm, even after mitigation. New lighting, buildings and activity would erode dark skies, tranquillity and the visual transition into the AONB. Under the statutory duty in the CROW Act (s85) and NPPF para. 176, the Council must give great weight to conserving and enhancing the AONB and its setting; this development clearly fails that requirement.

The Gravesham Landscape Sensitivity and Capacity Study identifies this area as having medium-high sensitivity, with development likely to produce significant adverse effects. The site's openness, rural character and function as a gap between settlements are all key sensitivities that would be directly and permanently harmed. The proposal would break the existing soft, vegetated settlement edge, introduce dense suburban form into the countryside, and fundamentally alter the historic settlement pattern. This conflicts with Local Plan Policies CS12 and CS19, which require protection of rural character, key views and settlement distinctions.

There are equally serious highways and traffic concerns. The A227 is already heavily used and unsuitable for additional traffic volumes. Displacement onto rural lanes towards Cobham would create safety risks, worsen congestion, and increase pollution, particularly affecting vulnerable road users and local communities. This contravenes Policy CS11, which requires safe, suitable and sustainable access. The location is inherently car-dependent, and the scheme would increase reliance on private vehicles.

The site contains Grade 2 Best and Most Versatile agricultural land, which the NPPF requires councils to protect as a finite resource. The permanent loss of such high-quality farmland cannot be justified when alternative, less sensitive land exists elsewhere in the borough.

The proposal also affects priority habitat, including woodland and hedgerows of ecological significance, with risks of habitat fragmentation, domestic lighting impacts and long-term degradation of wildlife corridors connecting into the AONB landscape. This conflicts with the NPPF's requirement to protect and enhance biodiversity and Local Plan Policy CS12.

Furthermore, parts of the site lie within an Area of Archaeological Potential, raising risks of harm to unrecorded heritage assets. The development would also undermine the wider rural setting of nearby listed buildings, contrary to NPPF Section 16 and Policy CS20.

I am additionally concerned about the precedent that approving this application would set. Allowing development on an open Green Belt field that plays a clear role in maintaining settlement separation and the setting of a National Landscape would open the door for further cumulative incursions. This would undermine the long-term integrity of the Green Belt around Meopham and create future pressure to connect currently distinct settlements-contrary to national policy and Gravesham's own strategy for rural areas.

Finally, the development would harm local amenity, disrupt recreation, increase noise and light pollution, and diminish the rural character that residents and visitors currently enjoy.

Overall, the proposal results in substantial, multi-layered and irreversible harm to the Green Belt, the AONB setting, landscape character, biodiversity, heritage, agricultural land, highways safety and community amenity. These harms carry great weight and clearly outweigh any claimed benefits. The application is therefore wholly contrary to the NPPF and the Gravesham Local Plan and should be refused in full.

Kind regards