

20260207

I wish to comment on Outline Planning Application 2026, land at Norwood Lane /Camer Road. My wife and I are residents at the above address. Our address is directly opposite the site of the proposed development. After living in Meopham for 40 years we have an in-depth knowledge of the whole of the area concerned.

We think that this proposed development is wholly unsuitable for the area concerned, because :-

The site is greenbelt grade 2 agricultural land. It is not in the proposed local plan recommending the land as suitable for development. It has been used, to the best of our knowledge, for the past 50 years to grow arable crops. The product of these fields contributes to the feeding of the UK.

The infrastructure around Norwood Lane and Green Lane is unsuitable for such a development. The roads are narrow, with no pavements or street lighting. Almost every weekday there are tailbacks in Green Lane from the Wrotham Road. The Wrotham Road in Meopham is already heavily congested at peak times and the area would not cope with the significantly large increase in residential traffic. If there are issues on the A2 large quantities of traffic cuts through Cobham and Sole Street via Green Lane and it would bring life at the proposed development to a total standstill. The fields opposite my house, ground zero for the new development, already fail to cope with heavy rain and flood adjacent to Norwood Lane. This would be exacerbated by the proposed development.

The natural environment would be massively impacted by the proposed development. There are two large copses on the land concerned. They are home to numerous wildlife species that include roosting pipistrelle bats, tawny and little owls nest which hunt on the land, there are numerous skylarks nesting in the fields and hedges. Birds of prey including kestrels, hobbies and buzzards are present on the land. Other species include Greater Spotted woodpeckers, stag beetles, moths and glow worms. All of the species can be regularly seen during daytime and night time hours. This is before a wildlife survey has been conducted to formally record all species.

The loss of this area as a countryside carbon sink would detract from the fight to reduce carbon emissions.

I am aware that Doctor [REDACTED] from the Meopham Medical Centre has written regarding this application stating that the medical facilities in the area have no further additional capacity to cope with a large number of additional residents.

Please take notice of these points when considering this application.

Yours faithfully,

[REDACTED]

