

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 4:10 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

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	Tradescant Dr. Meopham

Comments Details

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

Reasons for comment:

Comments: FORMAL OBJECTION - Planning Application Reference 20260207
Land North Of Camer Road, Meopham, Gravesend, Kent

Dear Sir/Madam,

I formally object to this application on the following material planning grounds under the Town and Country Planning Act 1990 (as amended):

1. GREEN BELT HARM

Under NPPF (Dec 2023) paragraphs 137-151, this is inappropriate development causing substantial harm to Green Belt openness and purposes. It would merge Sole Street, Hook Green, and Meopham - destroying settlement separation that has existed since the 15th century. No very special circumstances exist to outweigh this definitive harm.

2. NOT "GREY BELT"

As a local resident, I confirm this is productive Grade 2 agricultural land in active use, I have time stamped evidence and video of such + a very active Skylark nesting ground - this is NOT wasteland. It does NOT meet grey belt definitions and was excluded from the Draft Local Plan by GBC as unnecessary for housing needs.

3. SEVERE HIGHWAY IMPACTS

NPPF para 115: 4,000+ daily vehicle movements on the already dangerous A227 meets the "severe" threshold. Emergency vehicle access to Norwood Lane would be impeded. Rail stations have no lift access (Equality Act 2010 breach).

4. INADEQUATE CONSULTATION

Application submitted 23 Feb with 1,000+ pages; deadline 25 March breaches meaningful consultation principles (NPPF para 132). Extension essential.

5. CUMULATIVE IMPACT FAILURE

Six applications totalling 2,300+ homes in Meopham/Istead Rise ignored. Environmental Impact Assessment Regulations 2017 require cumulative assessment - not provided.

6. HEALTHCARE CRISIS

Meopham and Istead Rise GP practices documented at capacity (worst patient:GP ratio in Kent!). 1,700 new residents with no provision breaches NPPF para 98 (healthy communities).

7. FLOODING RISK

Regular documented flooding at A227/Norwood Lane junction. Removing 16 hectares of water-absorbing farmland for sealed surface will worsen this major issue. Open fields currently mitigate flooding (again I have time stamped photographic evidence I will provide). NPPF paras 165-175 not satisfied.

8. PROTECTED WILDLIFE

Adjacent to Blundells Shaw woodland supporting barn owls, swifts, bats, badgers, birds of prey. Light/noise pollution from 725 homes will cause irreparable harm. No adequate mitigation possible. NPPF paras 180-188 breached. Potential Conservation of Habitats and Species Regulations 2017 violation.

9. KENT DOWNS NATIONAL LANDSCAPE

Statutory body formally objected, confirming failure to conserve/enhance. NPPF para 182 requires great weight - ignored. Hook Green Conservation Area setting irreversibly harmed.

10. HERITAGE HARM

Listed buildings setting affected contrary to Planning (Listed Buildings and Conservation Areas) Act 1990 s.66(1). NPPF para 208 requires clear justification - not provided.

11. FOOD SECURITY & CLIMATE

47 hectares Grade 2 agricultural land lost permanently (NPPF para 180(b)). Open farmland provides carbon sequestration - replacing with concrete contradicts NPPF paras 157-163 climate objectives. This field provides food stuffs, again, I can provide time stamped photographic evidence of this.

12. BROWNFIELD FIRST IGNORED

NPPF para 123 requires substantial weight to brownfield sites. Gravesend Hospital, Tollgate Hotel available but ignored.

13. PERSONAL OBSERVATIONS

I witness daily: A227 dangerous to cross at peak hours; surface water flooding in heavy rain along A227 and surrounding roads; GP surgery and schools at capacity. This development would destroy village character, merge distinct settlements, and devastate wildlife I observe regularly including owls and bats.

PLANNING BALANCE

Even applying tilted balance (NPPF 11(d)), Green Belt harm provides clear

reason for refusal under para 11(d)(i) per Suffolk Coastal DC v Hopkins Homes [2017] UKSC 37. Cumulative harm significantly and demonstrably outweighs benefits.

REQUESTS:

- Application refused on the extensive grounds I note.
- Consultation period extended
- Cumulative impact assessment required
- Committee determination (not delegated)
- Notification of decision/hearing

This application serves absolutely zero local need, provides zero local benefit, and represents precisely the unsustainable development planning policy exists to prevent. I invite you to come and walk the proposed site with me.

Kind regards