

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 4:26 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:	Oakmead Meopham Gravesend

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	1. Conflict with the Local Plan and Green Belt Policy - Designation Breach: The proposed site is not identified for residential development in the Gravesham Local Plan. Developing this site would constitute an unplanned and unjustified departure from the Council's adopted spatial strategy. Green Belt Integrity: The proposal fails to meet the stringent criteria for "grey belt" development. As it stands, the scheme represents significant "urban sprawl," directly contradicting the primary purpose of the Green Belt: to prevent the merging of neighbouring towns and preserve the openness of the countryside. 2. Environmental Impact and Climate Change - Loss of Carbon Sequestration: The removal of open land will eliminate a vital natural carbon sink. Replacing permeable soil with 725 homes and associated "hard standing" will significantly increase CO2 emissions and disrupt natural water absorption. Flood Risk: The increase in non-porous surfaces will lead to substantial surface water runoff, placing an unsustainable burden on local drainage systems and increasing the risk of localized flooding. 3. Sustainability and Food Security - Loss of Best and Most Versatile (BMV) Land: The site consists of Grade 2
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agricultural land. National policy (NPPF) seeks to protect BMV land to ensure long-term food security. Developing this site permanently removes high-quality arable land, increasing reliance on food imports and the associated carbon footprint of transport.

4. Biodiversity and Ecological Harm -

Habitat Destruction: The proposal will result in the loss of established hedgerows and ancient ecosystems that support protected species, including bats, badgers, and owls.

Ecological Connectivity: This development would sever established "flight paths" and hunting grounds, leading to a permanent decline in local biodiversity that cannot be mitigated by standard landscaping.

5. Impact on Community Character and Pollution -

Village Identity: The scale of 725 homes would effectively "shatter" the distinct rural identities of Hook Green and Sole Street, leading to a loss of village character through inappropriate densification.

Light and Air Quality: The development will introduce significant light pollution into a currently dark-sky area and increase airborne pollutants, detrimental to the health of existing residents.

6. Highways Safety and Infrastructure Strain -

Traffic Volume: Based on average car ownership, this development could introduce approximately 1,450 additional vehicles, plus delivery vehicles. The existing road network, specifically Camer Road, is physically narrow in places and unsuitable for the increased volume of traffic.

Hazardous Junctions: The junction of Camer Road and Wrotham Road is already a known point of congestion and safety concern due to its proximity to the Parade shopping area. This development would exacerbate these hazards for pedestrians and cyclists.

Capacity Deficit: Local amenities, including shops (parking at the Parade) and local GP surgeries, are already operating at capacity. The proposal offers no viable solution for the overwhelming pressure 725 new households would place on local services.

Kind regards