

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 4:33 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:	Norwood Lane Meopham

Comments Details

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

Reasons for comment:

Comments: I strongly object to this proposal on the following grounds:

1. The site is designated Green Belt land. I have lived on Norwood Lane for over twenty years, during which time it has consistently been used for arable farming. It is classified as Grade 2 agricultural land, making it a valuable and productive resource that should be protected.
2. The site does not meet the definition of "Grey Belt" land and has not been identified for release within the emerging Local Plan by Gravesham Borough Council. This clearly indicates that the Council does not consider the site suitable for development and recognises its importance as protected Green Belt.
3. A core purpose of Green Belt policy is to prevent urban sprawl. This proposal would result in the coalescence of Sole Street and the conservation area of Hook Green, eroding the distinct identity and character of both settlements and placing unacceptable pressure on local amenities.
4. The land supports a rich and biodiverse environment, including woodland copses and long-established ecosystems. It provides vital habitat, hunting grounds, and flight paths for protected and notable species such as bats, barn owls, swifts, and badgers. Development, along with associated light and air

pollution, would cause significant ecological harm and likely lead to the loss of these species from the area.

5. Local infrastructure is already under considerable strain and is not equipped to accommodate a development of this scale. GP services are operating at capacity, and the local road network struggles with existing traffic levels. An additional 1,450 vehicles would significantly worsen congestion. The area already experiences severe traffic disruption when incidents occur on the M23, A2, or M20, with vehicles diverting through narrow rural lanes that are wholly unsuitable for such volumes. This would also increase noise and light pollution.

6. The local railway station is not fully accessible, lacking lift access, and the car park is already at full capacity on a daily basis, indicating no scope to support additional demand.

7. Darent Valley Hospital is already operating at capacity due to substantial recent development in Ebbsfleet, Greenhithe, and Northfleet. Additional housing would place further unsustainable pressure on healthcare services. Emergency access to Norwood Lane would also be compromised by increased congestion.

8. Flooding is an existing and well-documented issue on Wrotham Road near Hook Green. The loss of permeable Green Belt land, which naturally absorbs surface water, would significantly exacerbate this problem and increase flood risk.

9. There are numerous brownfield sites within the borough that should be prioritised for development. The unnecessary loss of Green Belt land would undermine environmental protection and long-term food security.

10. Overall, this proposal would have a profoundly negative impact on the villages of Meopham and Sole Street. It would erode their rural character and set a harmful precedent for the gradual urbanisation of Kent's villages, which are valued precisely for their distinct identity and separation from larger towns.

Kind regards