

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 5:45 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:	[REDACTED] Strand Close Meopham, Gravesham

Comments Details

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

Reasons for comment:

Comments: I wish to formally object to this outline planning application for up to 725 dwellings, a primary school, local centre and associated infrastructure on land north of Camer Road in Meopham.

The proposal conflicts with national planning policy, undermines the statutory plan-led system, and would cause significant harm to the rural character, landscape, and infrastructure capacity of the area.

Green Belt

Substantial weight must be given to any harm to the Green Belt when determining planning applications.

The site lies within the Metropolitan Green Belt and has not been released through the Local Plan process. It is also not allocated within Gravesham Borough Council's draft Regulation 19 Local Plan.

Under the National Planning Policy Framework, inappropriate development in the Green Belt is harmful by definition and should not be approved except in very

special circumstances. Such circumstances exist only where the harm to the Green Belt and any other harm is clearly outweighed by other considerations.

No such circumstances have been demonstrated. The proposal therefore represents inappropriate development and conflicts with national planning policy.

Conflict with the Plan-Led System

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise.

The development plan does not allocate this site for housing, and the emerging Local Plan does not propose to release this land from the Green Belt.

Granting permission for a development of this scale on unallocated Green Belt land, outside the Local Plan process and without clearly demonstrated very special circumstances, would risk a decision that is contrary to national planning policy and the statutory plan-led framework.

Allowing a speculative proposal of this scale would effectively predetermine strategic decisions that should properly be considered through the Local Plan examination process.

Settlement Separation and Rural Character

The site forms part of the open countryside separating Meopham from Sole Street.

Development would erode this important rural gap and contribute to settlement coalescence. The proposal would therefore result in a substantial loss of openness within the Green Belt and conflict with its purposes of preventing urban sprawl and safeguarding the countryside from encroachment.

Once this separation is lost, it cannot be restored.

Landscape Impact

The site lies within the setting of the Kent Downs National Landscape.

National policy requires significant weight to be given to conserving landscape and scenic beauty in such protected landscapes.

Development of this scale would urbanise the surrounding countryside and harm the rural setting that contributes to the character of the National Landscape.

Agricultural Land

The site consists of productive agricultural land that contributes to food production, carbon sequestration, and natural flood management.

The United Kingdom already produces only around sixty percent of the food it consumes, according to the Department for Environment, Food and Rural Affairs.

The loss of farmland should therefore be avoided where possible, with brownfield land prioritised.

Infrastructure and Sustainability

The proposal could increase the population of Meopham by roughly one third, placing additional pressure on infrastructure that is already stretched.

Local healthcare services and schools are operating close to capacity. Transport infrastructure is also limited, with the village heavily reliant on the A227 corridor. The development could introduce approximately 1,450 additional vehicles, worsening congestion and raising road safety concerns.

Peak-time rail services from Meopham and Sole Street are already overcrowded, and there is no direct bus service linking the village to Ebbsfleet International railway station.

Kent is also classified as an area of serious water stress by the Environment Agency, raising concerns regarding the sustainability of development on this scale.

Conclusion

Taken together, the scale and location of the proposed development would cause significant harm to the openness and purposes of the Green Belt, erode the rural gap between Meopham and Sole Street, and place unsustainable pressure on local infrastructure.

Approving development in clear conflict with national planning policy would risk the decision being found unsound if challenged.

For these reasons, the application should be refused.

Kind regards