

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 5:52 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 am writing to formally object to the outline planning application for up to 725 dwellings, a primary school, a local centre and associated infrastructure on land north of Camer Road in Meopham.

As a local resident, I am deeply concerned that this proposal conflicts with national planning policy, undermines the plan-led system, and would cause lasting harm to the rural character of the area, its landscape setting, and already stretched local infrastructure.

Green Belt

Great importance should be attached to protecting the Green Belt when considering planning applications.

This site sits within the Metropolitan Green Belt and has not been released through the Local Plan process. It is not allocated for development, including within Gravesham Borough Council's draft Regulation 19 Local Plan.

National planning policy is clear that development in the Green Belt is inappropriate by definition and should only be approved in very special circumstances. These circumstances must clearly outweigh the harm caused.

In this instance, no such circumstances have been demonstrated. As a result, the proposal represents inappropriate development and is in direct conflict with national policy.

Conflict with the Plan-Led System

The planning system is intended to be plan-led, with decisions guided by the development plan unless there are strong reasons to do otherwise.

This site is not identified for housing, and there has been no proper assessment through the Local Plan process to justify its release from the Green Belt.

Allowing a development of this size outside of that process would undermine confidence in the planning system and set a concerning precedent. Strategic decisions about where large-scale development should go ought to be made through the Local Plan, where they can be properly scrutinised.

Settlement Separation and Rural Character

One of the defining features of Meopham is its rural character and the clear separation between settlements.

The land north of Camer Road plays an important role in maintaining the gap between Meopham and Sole Street. Developing this site would erode that distinction and lead to the gradual merging of the two areas.

This would result in a significant and irreversible loss of openness, fundamentally changing the character of the village and undermining the purposes of the Green Belt.

Landscape Impact

The site lies within the setting of the Kent Downs National Landscape, an area valued for its natural beauty.

There is a strong expectation in national policy that such landscapes should be protected.

A development of this scale would introduce a large urbanising presence into what is currently open countryside, damaging the setting and character of the surrounding landscape.

Agricultural Land

The site is currently productive agricultural land, contributing not only to food production but also to environmental functions such as carbon storage and natural drainage.

At a time when the UK is not self-sufficient in food production, the loss of

farmland like this should be carefully considered and avoided where possible, particularly if alternative brownfield sites are available.

Infrastructure and Sustainability

From a local perspective, infrastructure is already under strain.

Healthcare services and schools are operating close to capacity, and it is difficult to see how they could accommodate a development that may increase the village population by around a third.

Roads in and around Meopham, particularly the A227, are already congested, and additional traffic from this development would only make matters worse. Rail services from Meopham and Sole Street are frequently overcrowded at peak times, and public transport links-especially to Ebbsfleet International-are limited.

There are also wider concerns about sustainability, including water supply, given that Kent is classified as an area of serious water stress.

Conclusion

In summary, this proposal would cause significant harm to the Green Belt, erode the important separation between Meopham and Sole Street, and place unsustainable pressure on local infrastructure.

It also conflicts with national planning policy and bypasses the proper plan-led approach to development.

For all of these reasons, I strongly urge that this application is refused.

Kind regards