

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 22/03/2026 9:19 AM 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] Manor Gardens North Ash Road new ash green

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I wish to object on the following grounds:

Inadequate Infrastructure and Services

The existing infrastructure in Meopham and surrounding areas is already under significant strain. Local GP surgeries are operating at or beyond capacity, and Darent Valley Hospital is similarly overstretched. There is no clear or deliverable plan demonstrating how healthcare, education, and other essential services would be expanded to meet the needs of a development of this scale. Without such provision, the proposal is unsustainable.

Water Supply and Wastewater Capacity

There are serious concerns regarding water availability and sewerage infrastructure. Water providers are already struggling to meet current demand, with recurring seasonal shortages. South East Water has indicated that there are constraints on supply, raising significant doubts as to whether sufficient resources exist to support large-scale housing growth. This calls into question the soundness and deliverability of the proposal.

Transport, Accessibility and Highway Safety

The local highway network is inadequate to support the level of additional traffic that would be generated. The A227 road already suffers from frequent

congestion, particularly when traffic is diverted from the A2 or M20 or during temporary roadworks. An increase in vehicle movements from this and other proposed developments would exacerbate congestion, increase journey times, and raise road safety concerns. Public transport provision is limited, with poor accessibility at Meopham Station, including a lack of step-free access. There is also an absence of safe and connected cycling infrastructure. The proposal does not align with sustainable transport objectives and would likely increase reliance on private vehicles.

In addition, the cumulative impact of major infrastructure projects such as the proposed Lower Thames Crossing is likely to intensify traffic pressures in the area and must be fully accounted for.

Flood Risk and Surface Water Management

Parts of the local area, including Hook Green and Wrotham Road near Norwood Lane, have a history of surface water flooding. The existing open land plays a vital role in natural drainage and water absorption. Development on this site would increase impermeable surfaces, leading to greater runoff and a heightened flood risk for existing and future residents. The proposal does not provide sufficient reassurance that these risks can be effectively mitigated.

Loss of Green Belt and Agricultural Land

The site lies within designated Green Belt and consists of Grade 2 agricultural land. The fundamental aim of Green Belt policy is to prevent urban sprawl and keep land permanently open. Development of this scale would cause clear harm to the openness and purpose of the Green Belt. Furthermore, the loss of high-quality agricultural land is contrary to national objectives to protect the best and most versatile farmland.

Harm to Biodiversity and Ecological Networks

The site includes biodiverse woodland copses, including Blundells Shaw, which support a wide range of wildlife. Species observed include barn owls, bats, badgers, swifts, buzzards and red kites. These habitats form part of a wider ecological network. Development would fragment habitats, disrupt foraging and breeding patterns, and result in a measurable loss of biodiversity. Any proposed mitigation is unlikely to fully compensate for the loss of established ecosystems.

Impact on Landscape Character and Nearby Designations

The site lies adjacent to Camer Park, the Kent Downs National Landscape, and the Hook Green Conservation Area. A development of this scale would introduce significant visual intrusion, along with increased noise, air pollution, and light pollution, all of which would harm the setting and tranquillity of these sensitive and valued landscapes. Such impacts would conflict with policies aimed at conserving and enhancing designated landscapes.

Urban Sprawl and Coalescence of Settlements

The proposal would result in the coalescence of the Hook Green area of Meopham with Sole Street, eroding the clear separation between settlements. This would fundamentally alter the rural character of the area and undermine its distinct identity. Preventing such sprawl is a core purpose of Green Belt designation.

Cumulative Impact of Multiple Developments

There are currently multiple planning applications under consideration across Meopham and Istead Rise, amounting to approximately 1,800 dwellings, with around 1,500 proposed in Meopham alone. The cumulative impact of these developments must be assessed in full. Taken together, they would place an unacceptable burden on infrastructure, services, and the environment, and would significantly change the character of the area.

Sustainability and Planning Policy Concerns

The proposal does not represent sustainable development. It is heavily reliant on private car use, lacks sufficient supporting infrastructure, and results in significant

environmental harm. As such, it appears to conflict with the core principles of the National Planning Policy Framework, particularly those relating to sustainable development, protection of the Green Belt, and conservation of the natural environment.

Kind regards