

## 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 10:03 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                                                                                                                                                                                                                                                                                                                                                           |

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### Customer Details

|          |                       |
|----------|-----------------------|
| Name:    | [REDACTED]            |
| Email:   | [REDACTED]            |
| Address: | Long Walk Istead Rise |

### Comments Details

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

Reasons for comment:

Comments: I object to this planning application as it is both unnecessary and inappropriate for the area. This land is in the greenbelt and as published in the 'Your Borough' magazine, it was stated that Brownfield sites would be built on first. There are a number of Brownfield sites available in Gravesham! I also do not believe that there is a need for these houses!

#### 1. Inconsistency with Green Belt Purposes and Local Plans

A core argument is that this proposed development fundamentally undermines the purposes of the Green Belt. According to the NPPF, the primary purposes of the Green Belt are:

- Preventing Urban Sprawl: This development would cause the unrestricted sprawl of a built-up area merging Meopham and Sole Street.
- Safeguarding the Countryside: This development represents an inappropriate encroachment into the countryside.
- Loss of Character: This development would harm the setting and special character of Meopham.

This development is not in a truly sustainable location and it would fundamentally weaken the wider Green Belt's integrity.

#### 2. Insufficient Infrastructure and Services

This is a key material consideration. This development is unsustainable as the existing local infrastructure cannot cope with the increased population.

Specifically:

- Transport Impact: This development would lead to a significant increase in traffic congestion in an area that already suffers, there is a lack of adequate public transport provision from the sub standard public bus service to poorly run and inadequate school services and I believe that this would pose a risk to highway and pedestrian safety. This area is already highly congested during peak times and when the A2 or M25 have issues.
- Lack of Social Infrastructure: The local community lacks sufficient capacity in schools from secondary to post-16 provision, healthcare facilities (e.g., GP surgeries and hospital), and other public services to support the new homes.
- Drainage and Flooding: The site is at risk of flooding, and the development's drainage strategy is inadequate and would exacerbate flooding in the local area. There have been multiple incidents of this recently.

### 3. Design, Character, and Amenity Issues

The proposed development will impact the surrounding area and the quality of life for existing residents.

- Design and Appearance: The design, scale, height, or density of the proposed buildings are out of character with the existing street scene and local area.
- Loss of Amenity: The development would cause a significant and demonstrable loss of amenity for neighbours.

- Overbearing Impact: The sheer size or massing of the buildings would be oppressive and visually dominant from neighbouring properties.

- Pollution and Noise: The development would lead to unacceptable levels of noise, light, or air pollution during and after construction.

### 4. Environmental and Ecological Harm

- Loss of Biodiversity: The development would result in the loss of important habitats for wildlife or remove mature trees and hedgerows that contribute to local biodiversity.
  - Irreplaceable Habitats: The land contains irreplaceable habitats, as defined by the NPPF, such as ancient woodland or veteran trees.
  - The site is high grade agricultural land farmed for centuries. Land contributes to food security.
  - The increase of car access onto the A227 near junction with Green Lane and busy shopping area is totally unacceptable or manageable.
  - There are a large number of protected species and wildlife that use this land for breeding, hunting and living.
  - Visual impact on adjacent Conservation Area.
  - This is a large farmland site fully used for food production.
  - The nearby parade of shops has caused an accident black
  - This development is intending dangerous access for cars onto what is, essentially, a tiny rural lane.
  - High grade farmland which contributes to food production which is essential with the world challenges currently and likely to be in the future.
- The capacity from Meopham train station at peak times is already crowded

There are currently multiple planning applications from Culverstone to Istead Rise which need to be considered for their cumulative effect.

In summary I object to any building on Green belt land when brownfield sites are available. When it's gone it's gone and this should NOT happen.

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Kind regards